

Kendall Hills HOA: Home Owner Improvements & Maintenance

One of the most important functions of the Home Owners Association (HOA) is to govern the home owner's compliance with the neighborhood Covenants. Every home owner is automatically a member of the Kendall Hills HOA upon the purchase of their home. Furthermore; as a home owner/ member of the HOA you are automatically responsible for your family members, guests, and/ or tenants to remain in compliance with the neighborhood Covenants. This responsibility is as important as paying the annual assessment so we will be diligent in our efforts to help you with routine reminders and making information available on the website. Furthermore, the HOA has developed the enclosed guidelines to further assist the home owners.

The most notable area of HOA involvement is when a home owner wants to start a home improvement project on the outside of the house. All exterior changes require a completed architectural/ landscape change form to be submitted to the HOA. These requests are reviewed by volunteers from your community and their decisions are communicated to the home owner by the management company. The HOA usually has up to 30 days to review the applications so please be prepared for this when planning a project because you must wait for the written approval before starting the project. Although the system is designed to be efficient, these are volunteers with regular work schedules so please be understanding if it takes a few weeks to get a response. The best way to get a quick response is to submit a 100% completed application on your first attempt. Applications are not considered received until the entire form and all supporting documents are received.

The other area of regular concern is the maintenance of the yards and the houses. Residents should be mowing, trimming, and cleaning up their lawns on a weekly basis from around March/ April until October/ November. The rest of the year should be addressed on an as needed basis. The clean up should include removing clippings from the lawn, driveway, sidewalks, and the street as needed as well as removing weeds from planting beds. Home owners should also clean up fallen limbs and other storm debris promptly from the yard after every storm. The house maintenance should include routine power washing of the outside of the house, repairing siding/ trim/ fences/ railings/ decks as needed, and painting the same on a regular schedule of once every five to seven years depending on the quality of the paint/ stain. These are basic maintenance requirements that every home owner should be able to follow and this will help benefit everyone in the community. We deeply appreciate your attention to this document and your help in maintaining our great neighborhood.