

Frequently Asked Questions

What is the Homeowners Association Purpose and Responsibilities?

Purpose of the Association

- The City usually requires an HOA when the community owns common property, an amenity center or a swimming pool.
- To protect/increase the community property values
- Create cohesive community

HOA responsibilities

- Maintenance of common area and amenities
- Enforce the Covenants, Conditions and Restrictions (CCRs) a/k/a "deed restrictions"
- ACC (architectural control committee) a committee that evaluates any exterior improvements to your property maintaining Harmony and Integrity of the community.

What is the Management Company role and responsibilities?

Accounting department

Process payables and receivables in addition to collections efforts

Prepare financial reports

Attorney referral

Tax filings

Administrative

Realtor inquires

Process closings/transfer of ownership

Welcome packages

Maintain database – names and addresses of owners, keeper of all records for the association

Homeowner communications, i. e newsletters, website, & meeting notices

Association Manager

Agent for the Board of Directors

On call 24/7 – Pool or irrigation emergency number 1-866-424-8072 ex 350

Drive property to maintain compliance to deed restrictions

Homeowners inquires

Process ACC requests and present to ACC committee for disposition

Acquire and monitor insurance

Schedule, facilitate and attend meetings

Assist committees in achieving its goals and objectives.

Why and when do I pay homeowners assessments?

The purchase of your new home includes mandatory membership in the Homeowners' Association, Inc. a non-profit, Texas corporation. The bi-annual assessments are due in January and July of each year and pay the operating cost of the association and the maintenance cost of the common areas including the amenity center and pool. The assessment also pays for the association general administrative costs including the management company as an agent for the association enforcing the covenants, conditions and restrictions of the association. In addition, the assessment pays the liability and property insurance protecting the assets of the association.

What are the deed restrictions?

The Declaration of Covenants, Conditions and Restrictions (a/k/a CCR or Deed Restrictions) are a legal contract between our neighbors and ourselves which "are for the purpose of establishing a general scheme for the development of the Property and for the purpose of enhancing and protecting the value, attractiveness and desirability of lots within the property and are binding on all parties having or acquiring any right, title, or interest in the property or any part thereof".

Where can I get a copy of my deed restrictions?

A copy of the Deed Restrictions for your property should have been provided during the closing process when you purchased your home. If not or if it has been misplaced, a copy can be obtained from PremierConnect. If you do not have a PremierConnect login, please contact the Association Manager.

Who oversees homeowner compliance with our deed restrictions?

The Board of Directors of the Association administrates and has the authority for the enforcement and compliance of the community Deed Restrictions. The Architectural Control Committee (ACC) along with each homeowner share responsibility for ensuring compliance. The ACC is comprised of the Board of Directors at this time. The quality and value of the community is much of the reason that most of us bought our homes here. The purpose of the ACC is to help guide homeowners to stay within their deed restrictions when they want to make changes to the outward appearance of their home and/or property. The Board of Directors engages an Association Management firm to assist the Homeowner Association with the administration of the Association and provisions of the deed restrictions. The Association Manager is instrumental in providing expertise in the operation of the association and assistance to its members in maintaining compliance or implementing solutions.

How do I know if I need ACC approval for my landscaping or exterior home improvement project?

The simplest answer is to read your copy of the Deed Restrictions. However, for most of us, that is easier SAID than DONE. Our Deed Restrictions are full of legal wording and have bits and pieces of important information scattered throughout. Occasionally, clarifications will be published in the Newsletter or call your Association Manager. Any change to the exterior of your house and/or land is probably subject to ACC review and approval prior to the change. One thing you never have to worry about is having your request rejected as unnecessary. If you take the time to prepare and submit a request, the ACC will take the time to review and respond to it. REMEMBER, making an improvement to the exterior of their property without obtaining the ACC approval is a serious violation of the CCRs. The Board of Directors is required by the Association By-Laws and CCRs to enforce the remedy of any violation.

SOME LANDSCAPING AND HOME IMPROVEMENTS THAT NEED APPROVAL;

1. Fence staining – only stains listed below are allowed in our community
 - a. Monarch product STC 058 Stain-Beechwood color
 - b. Behr Semi-Transparent Stain – Castle Gray
 - c. Clear Sealants, including by way of example:
 - i. Olympic Oil Base Natural Tone semi-transparent stain
 - ii. Ready Seal OIS
 - iii. Thompsons Clear Water Seal
 - iv. Sherwin Williams' Clear Wood Finish
 - v. Or their equivalents to the above
2. Planting trees in front or back yard. Additional flowerbeds.
3. Flowerbed and tree well landscape borders.
4. Lawn ornaments.
5. Children play equipment or basketball goals.
6. Storage Sheds Maximum height 6 feet, Maximum
7. Patio Covers or increase size of concrete patio
8. Room add on or enclosed sunrooms
9. Any exterior improvement that has public view
10. Change exterior paint color and roof shingles color or design

How does a homeowner make a request to the ACC?

All requests must be submitted on a Property Modification Approval Request Form to our Association Manager at Premier Communities Management Co. A copy of the Property Modification Approval Request Form is available through newsletters or requesting a copy by calling or emailing the Association Manager. Please complete the form in its entirety as it applies to your improvement project; and remember there is no such thing as too much information. The more information included, the more likely your project can be approved in a timely manner. Property improvements also includes any additional landscaping, tree planting, sheds, children play equipment, basketball goals and any improvement higher than the rear yard fence. If you have not obtained approval for any previous improvements, please do so immediately, so an approval can be recorded in the association's files.

How quickly can I get a response to my ACC request?

The request is turned over to the board within 48 hours of receipt and the request is reviewed. The ACC has 30 days to respond regarding the review decision. Review of the request does not typically take that long; however, this allows the Association time to gather further information if needed.

How do I get a status update on my request?

If you need to inquire about the status of a request, please contact your Association Manager directly.

How do I know if I also need a permit from the City of Fort Worth?

Common residential improvements requiring a permit include, but are not limited to, swimming pools, sprinkler systems, dog houses, storage buildings, detached garages, sunrooms, gazebos, patio covers (whether open or solid), pergolas, awnings, flag poles, replacement windows, solar screens, sun tunnels, skylights, retaining walls more than 4 feet above actual base (engineering study also required), decks more than 6 inches above the ground, and fences more than 6 feet tall (special restrictions may apply to corner lots). To receive more specific information on requirements for your project, you may visit www.fortworthgov.org.

How can I report an irrigation or landscaping problem?

Call Premier's emergency number 1-866-424-8072 ext 350. Remember to leave the name of Tehama Ridge HOA, your name, return telephone number, type of problem and location, and time. You will receive a return call confirming the reported emergency and copy of read the deed restrictions.

What is the Role of Committees?

The committees are the backbone to the community and provide strong support to the board. The committees serve to the pleasure of the Board of Directors in representing the member's needs. The committee members meet regularly to discuss matters of interest and participating in the following; (1) be active in the community's area development, (2) organize social events, (3) instrumental in steering public interest in security and safety, (4) recognizing members landscaping, (5) assisting the association manager in review of the community's landscaping and (6) provide amenity / pool security and compliance to the rules. During the regular scheduled meetings during the year, the committees will discuss their objectives and results. The Chairpersons meet quarterly and report on each committee activities. A committee interest form is in the newsletter and I encourage you to fill out a form and return to the Association Manager.

How can I get in touch with Premier Communities Management Co. or the Association Manager?

Premier Communities Management Co.
5751 Kroger Drive, Suite 193
Keller, Texas 76244
Phone: (877) 378-2388
Fax: (817) 380-7011