

CRANBROOK SUBDIVISION DIRECTORY

WELCOME TO CRANBROOK

DEED RESTRICTIONS

Consolidated Management
Susan Franz 281-296-9775

Cranbrook POA
2204 Timberloch Place, Suite 245
The Woodlands, Texas 77380

SECURITY

281-376-3472
Harris County Constable Pct #4
Please report all suspicious activity or
people to the constable.

WASTE MANAGEMENT

Call **713-686-6666** to set up your initial
trash pickup service.

Trash collection days are: Monday &
Thursday

HOME IMPROVEMENTS

It is required that any homeowner
considering exterior changes to their
home or property must make applications
to the Architectural Control Committee for
approval. Please fill out the Approval
Request Form and submit it to the
committee prior to commencing
improvements.

TENNIS COURTS

The Tennis courts are available for use to
all residents. Your association dues must
be current. Tennis court key deposits are
\$10. Please call Susan Franz for
additional information at 281-296-9775.

PARK

The subdivision park is opened to
Residents at all times. The park hours
are 8:00 a.m. to 10:00 p.m.

CLUBHOUSE

Cranbrook residents are allowed to rent
the Subdivision's clubhouse. The rental
cost is \$75. A deposit in the amount of
\$150 is required. To reserve the
clubhouse, you must call Susan Franz at
281-296-9775.

POOL

The pool is open from May through
Labor Day. All homeowner's assessment
fess must be paid in full in order to
register for the pool. Pool registration
takes place in May.

HOMEOWNER ASSESSMENT FEES

Homeowner dues in the amount of **\$300**
are due annually. If you would like to
make monthly payments on these dues,
please call Susan Franz for additional
information at 281-296-9775.

PROCEDURES FOR COLLECTION OF YEARLY MAINTENANCE FEES

1. Three statements are mailed
from the management
company: 30 days prior to the
due date and 30 days after the
due date and 30 days after
that.
2. If no payments or payment
arrangements have been
made, a collection or lien letter
is mailed with a \$50 charge
assessed. Again if no
payments or payment
arrangements are made, a lien
is placed on the property and a
\$14 charge is assessed.
3. After that, at the Board's
discretion, a final attorney
demand letter is mailed.

4. If there is no response, the
Board then can instruct the
attorney to field a lawsuit,
which can cost from \$600 and
more. All this time, the unpaid
assessments are accruing
interest at 10% per year.
5. The process can be stopped at
any time by paying the monies
due. But if all of these steps
are ignored, the association
can foreclose on the property.

SUBDIVISION ACTIVITIES

In addition to providing security, street
lighting, and pool, park and clubhouse
maintenance, your homeowner dues
finance several activities in the
Subdivision. The most notable of these
activities are:

- 1) National Night Out
- 2) Yard of the Month prizes (April
thru September)
- 3) Christmas Decorating Contest

BOARD OF DIRECTORS & COMMITTEES

The Board of Directors is composed of
five members elected to two year terms.
All Homeowners in good standing with
the Association are eligible for the Board.
Election to the Board occurs via vote of
the Residents at the Annual Meeting
which is held in October of each year.

There are several Resident committees in
which you can become involved. Please
see the attached newsletter for the
committees and the contact persons.