



Our site visit specialist visits the community once a month, however, you can submit any violations you see anytime through your homeowner portal.

Site visit was in your community July 15th, August 15th and September 24th

Financial Snapshot

Income YTD: \$106,557.60

Expenses YTD: \$62,964.11

Overdue Assessments: \$10,330

Delinquency: 33 Homeowners

Work Orders

- Pond Monitoring - We are continuing to monitor ponds throughout the community.
- Phase 1 & 2 Ponds - We are looking for a new vendor to service the ponds in Phases 1 & 2.
- Phase 3 Ponds - Efforts are underway to clear and maintain the ponds in Phase 3.
- Pool Water Fountain - We are planning to repair the pool water fountain in preparation for Summer 2026.

Corrective Actions

Lot Maintenance- Each Owner must maintain the yards on his Lot at a level, to a standard, and with an appearance that is commensurate with the neighborhood.

ACC Requests - All changes to your home's exterior and property (including the addition of trees) should receive prior architectural approval.



October
2025

Questions? Work Requests? Suggestions?
Visit us at www.cmgt.org or call 225.503.2648

Friendly Reminders...

Please do not drive motorized vehicles of any type over grass common areas.



Please remember to avoid parking in the streets. It can create challenges for your neighbors or emergency vehicles. Remind guests not to block driveways or park in a manner that prevents your neighbors from easily backing out. Parking on grass is prohibited. Parking on sidewalks can create cracks and damage them for pedestrians causing trip hazards.

Pet Owner Reminders:

Please remember to keep pets leashed while outdoors and to clean up after them during walks. Your help in keeping our community clean and enjoyable for everyone is greatly appreciated!

As the seasons change, now is a great time to give your flowerbeds a little extra attention. Please remember to remove any weeds or dead plants, trim back overgrown areas, and refresh mulch where needed.



All changes to your home's exterior and property (including the addition of trees) should receive prior architectural approval. There are many good reasons for this!

It is best to have someone on the board review changes to make sure they are compliant, will not be problematic for you or neighbors later, and because if anything changes you have documented permission and cannot later be forced to remove it at your expense. Please submit an architectural request through the portal or email your request, contact information, neighborhood and details to acc@cmgt.org

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CMGT.ORG

AT CMGT.ORG you can access the resident portal to pay dues online, set up scheduled payments, view your account history, view corrective actions associated with your account and view all governing documents for your association!

AT CMGT.ORG you can also fill out ARC Requests, ask questions about a notice you received, request payment plans and much more!

There are a variety of How-To Videos in the FAQ's available if you need help navigating the resident portal, making a payment, filling out an ACC Request, etc!



Hi everyone!
I'm Chelsey your
Community
Association Manager (CAM).
I help manage the day-to-
day operations of the HOA.
I'm happy to have the
chance to serve you. If you
have any questions or
concerns, please do not
hesitate to reach out!

 **COMMUNITY
MANAGEMENT**
Chelsey Howard
Community Association Manager
📞 225.503.2648
🌐 www.cmgt.org



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