



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 April 22nd, May 20th and June 19th

Financial Snapshot

Income YTD: \$38,900

Expenses YTD: \$13,966

Overdue Assessments: \$11,135.09

Delinquency: 22 Homeowners

Work Orders

- A new lawn provider began servicing the community in July. We're looking forward to improved maintenance and consistent care of all common areas.
- Security Cameras are currently being installed throughout the community and are expected to be fully operational by the end of the month.
- All pool house matters, including gate repairs, are expected to be completed this month.
- Pond treatments are ongoing as we continue efforts to keep these areas clean and well-maintained.

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.



July
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.

Warmer weather is here. Please examine your home's exterior for anything that needs repair. Power washing the exterior, sidewalks and driveway can also be a huge improvement.



REMINDER

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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**THANK YOU
SO MUCH!**

We want to extend a sincere thank you to the homeowners who have stepped up and shown patience, support, and care as we work to get things in order throughout the community. Your involvement and commitment make a big difference, and we truly appreciate you!

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 new
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!



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