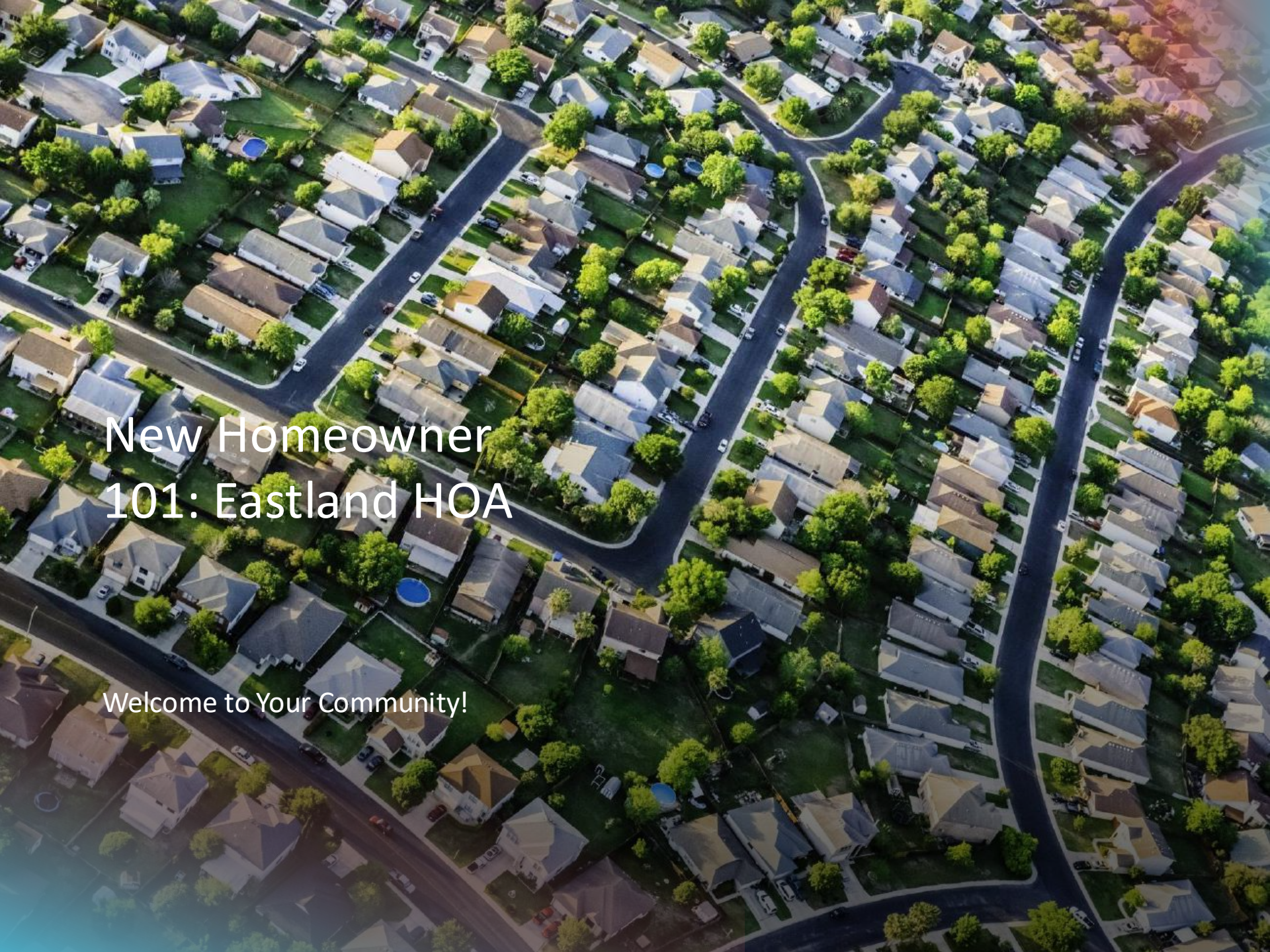


An aerial photograph of a suburban neighborhood. The image shows a grid of streets with houses on either side. The houses are mostly single-story with varying roof colors (brown, grey, white). There are many green trees scattered throughout the neighborhood, some in front yards and some in backyards. Several swimming pools are visible in the backyards. The streets are paved and have some cars parked or driving. The overall scene is a typical suburban residential area.

New Homeowner 101: Eastland HOA

Welcome to Your Community!

What is an HOA?

- A Homeowners Association (HOA) is an organization that manages and maintains the shared spaces and amenities within your community. The HOA ensures property values are protected, common areas are well-kept, and community standards are followed.
- Homeowner(s) cannot opt out of the association once you close on your home.



Role of the Management Company

- Legacy Southwest Property Management partners with your HOA to handle day-to-day operations, budgeting, maintenance coordination, and homeowner support.
- HOA Manager: Ashley Vandiver – ashley@legacyswhoa.com
- HOA Manager: Ivori Moore – ivori@legacyswhoa.com
- Administrative Assistant: Brittany Semrau – brittany@legacyswhoa.com
- Compliance Coordinator: Chase Smith – chase@legacyswhoa.com

Board of Directors

- Community is still under Declarant Control.
- Lennar Homes Serves as the Board of Directors.

Role of the Board:

- Financial Oversight
- Rule Enforcement
- Approving Community Maintenance and Repair
- Operational Management
- Fiduciary Duties
- Community Engagement



HOA Meetings

- Annual Meeting: Held once per year to review the budget, community updates, and development updates.
- Board Meetings: Discuss ongoing projects, finances, and community decisions.
- Committee Meetings: Open to homeowners interested in volunteering on community initiatives.

Community Overview

- Eastland HOA is currently in the development phase.

Current Amenities: (Arbors at Eastland Phase)

Pool – 2416 Canopy Court Crandall, TX 75114

Playground

Outdoor Gym

Dog Park

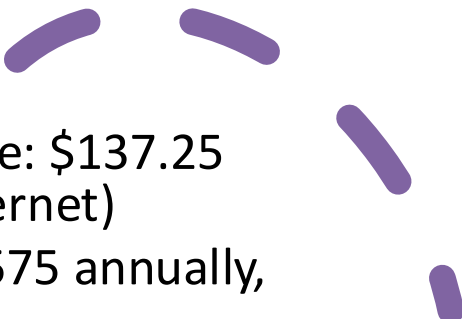
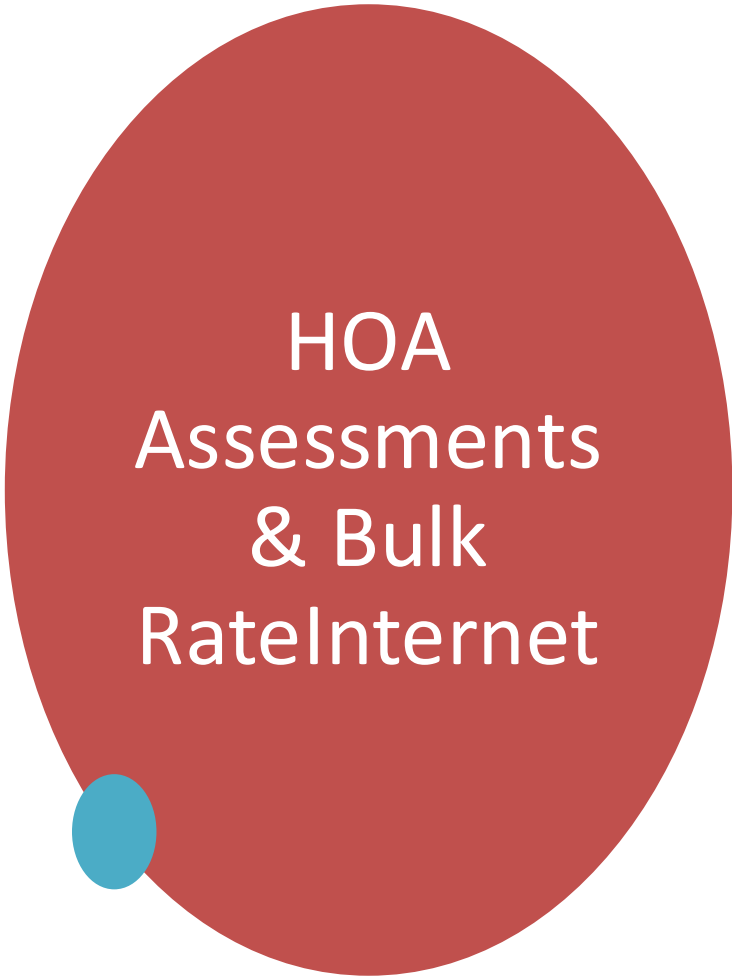
Upcoming Amenities: (Expected Q2 2026):

Management Office

Indoor Gym

Additional Pool & Playground

Sports Courts



HOA Assessments & Bulk RateInternet

- Quarterly Internet Fee: \$137.25 (Bulk rate –Fision Internet)
- HOA Assessments: \$575 annually, due January 1.

Payment Options:

- Payments can be made online or via mail.
- If you need additional time, payment plans are available.
- Annual assessment statements are sent in late November or early December for your 2026 HOA assessment.

Utilities & Trash Service

- The HOA does not assist with setting up personal utilities (water, gas, electric, etc.), except for ordering your trash can through Waste Connections.
- Waste Connections DFW Customer Service:
- Phone: (972) 289-6714
- Trash Day is on Wednesday
- Bulk Trash Pickup – 2nd and 4th Wednesday

Stay Connected

- For questions, concerns, or to update your contact information:

Email your HOA Management Team at:

- ashley@legacyswhoa.com Community Manager
- ivori@legacyswhoa.com Community Manager
- brittany@legacyswhoa.com Community Admin.
- chase@legacyswhoa.com Compliance Manager

Visit your community portal and HOA website for updates, documents, and announcements.

HOA Website: www.eastlandtxhoa.com

Portal: lswpm.cincwebaxis.com



Welcome to Eastland!

- We're excited to have you as part of the Eastland community!
- This HOA 101 session is designed to help you understand how your community operates, what resources are available, and how to stay involved.
- We look forward to building a great community together!