

# Isabella Village







## IMPORTANT INFORMATION

### New Isabella Village Homeowners

#### **Two Associations:**

Isabella Village is a 55+ sub-association with exclusive access to its own clubhouse and pool within the Savannah Community Association. This means that Isabella Village residents have two association accounts. There are also two different assessments. You belong to Savannah Community Association and the dues are \$1,060 annually billed in semi-annual increments of **\$530 due April 1<sup>st</sup> and October 1<sup>st</sup>**. You also belong to Isabella Village Community Association and the dues are \$960 annually billed semi-annually in increments of **\$480 every April 1<sup>st</sup> and October 1<sup>st</sup>**. It is especially important that you pay attention to your different account numbers when making payments to ensure the payment is made to the correct account.

#### **The following information is specific to Isabella Village:**

Each week an email is sent to all Isabella Village residents by the Communications Committee. This email contains the scheduled events for the week. Activities are open to any community member unless listed as a private party. Please contact the communications committee at [isabellacommunications@isbellaca.com](mailto:isabellacommunications@isbellaca.com) if you are not receiving this communication or if you change your email address. This committee also produces a resident list containing addresses, emails, and phone numbers of community members. They also produce a photo directory. Please contact them to have your picture taken so we can include it in the directory. These addresses and photo directories are periodically sent to residents via the communications committee email. Most communication in Isabelle Village is via email, the following emails are monitored.

- Board of Directors
  - [isabellaboard@savannahca.com](mailto:isabellaboard@savannahca.com)
- Individual board members may also be contacted:
  - [margaret@savannahca.com](mailto:margaret@savannahca.com)
  - [pamela@savannahca.com](mailto:pamela@savannahca.com)
  - [tom@savannahca.com](mailto:tom@savannahca.com)
  - [steve@savannahca.com](mailto:steve@savannahca.com)
  - [kathy@savannahca.com](mailto:kathy@savannahca.com)
- Communications Committee:
  - [isabellacommunications@isbellaca.com](mailto:isabellacommunications@isbellaca.com)
- Landscape Committee:

- [isabellalandscape@isbellaca.com](mailto:isabellalandscape@isbellaca.com)
- **Building Committee:**
  - [isabellabuilding@gmail.com](mailto:isabellabuilding@gmail.com)
- **Social/Hospitality Committee:**
  - [isabellasocial@isbellaca.com](mailto:isabellasocial@isbellaca.com)

We also have a travel group and a theatre group which periodically send out emails to interested residents. Our committees are always welcoming new residents and potential committee members. If you wish to serve on any committee, please contact them at the above email, and they will give you information about times the committee meets.

### **Front Yard Maintenance**

Part of the benefits of living in Isabella Village is the front yard maintenance. Backyard maintenance is the responsibility of the individual homeowner. During the growing season, mowers will mow, trim and hand-weed flower beds for the entire neighborhood maintaining a uniformed appearance exclusive to Isabella Village. They periodically fertilize and will trim bushes and trees as well. Watch your email for notices from the Landscape Committee regarding weekly activities.

You as homeowners have an option to decline the services of the lawn maintenance company. That procedure is as follows:

#### **RESIDENTS HAVE COMPLETE CONTROL OVER MARKING THEIR OWN YARDS WHEN OPTING OUT OF A SERVICE.**

THE OPT OUT PROCEDURES ARE AS FOLLOWS:

- Homeowners may opt out of shrub trimming, tree trimming, hand weeding, and/or mulching.
- **\*\*Homeowners now have a PARTIAL opt out alternative!!\*\*** - This option is for those residents who would like to receive shrub trimming or hand weeding, etc., but want to mark specific bushes/bed areas for the crews to avoid.
- Homeowners will be responsible for marking their own yards for each separate opt out event. There will no longer be an official “opt out” list and no need to inform the landscape committee if/when you choose to opt out of a service event.
- Each residence will receive a re-useable opt-out kit containing complete, detailed instructions (including photo examples) and orange opt out marking tape.
- The orange utility tape will now be used to mark yards or specific shrubs and beds for opt out (no more little flags!).

Residents will still receive email alerts from the landscape committee regarding important yard maintenance information and advance notifications of upcoming service events, including any specialized watering instructions! Please communicate with the [isabellalandscape@isbellaca.com](mailto:isabellalandscape@isbellaca.com) if there are questions or concerns with your yard.

## **Isabella Village Clubhouse and Pool information**

## **I. RIGHT TO USE THE CLUB ISABELLA COMPLEX**

Only Members of the Isabella Village Community Association, Inc. (or their designated tenants) ages 18 or older, are entitled to use the Club Isabella Complex facilities. This privilege may be suspended by the Board of Directors for Members who are delinquent in their assessment payments. Members who lease or rent their units must designate, in writing, using a form authorized by the Association, those tenants, over the age of 18, living in the unit who are entitled to use the swimming pool and clubhouse.

1. A "Guest(s)" must be 18 years of age or older and hosted by a member with a valid amenities badge. Guests are not allowed on the Club Complex grounds without the Isabella Member present. All guests shall comply with the rules and regulations for complex use and the guest's conduct is the responsibility of the hosting member.

Exceptions to the age limit of 18 are as follows:

- a) Members who have reserved space in the club, meeting the definition of restricted use, may invite nonmembers of any age. If alcohol is being served, the age is restricted to a minimum of 21. The HOA management office can, but is not required to, deviate from this policy if a state licensed server and security are part of the rental contract.
- b) Visiting family of Club Isabella members, such as children and grandchildren, under 18, can play outdoor games such as Bocce, Horseshoes, and Croquet if closely supervised by a club member. With this, club members have priority on all game courts.
- c) Special events that are specifically designated as family events (such as the annual July 4<sup>th</sup> community-wide picnic) will permit underage guests of Isabella members limited access to clubhouse facilities for restroom use and transit between food service areas while being actively and closely supervised by the host member. (Note: Underage guests will never be allowed in the exercise equipment room or the pool area due to safety concerns.)

2. The Board of Directors may, from time to time, establish rules with respect to guest privileges, including the number of guests that may be admitted and fees, if any, for such guests. Until the Board establishes rules to the contrary, a member with a valid card key may bring a reasonable number, not to exceed six guests at any given time. Exceptions to this number are understood for family and reserved events if all other criteria are met by the hosting member.

3. Isabella Village Community Association, Inc. and Savannah Community Association, Inc. ASSUMES NO RESPONSIBILITY for any personal injury to anyone resulting from use of any Isabella Club Complex facility.

4. Isabella Village Community Association, Inc. and Savannah Community Association, Inc. ASSUMES NO RESPONSIBILITY for the loss, theft or damage to private property or items brought into or left in any Isabella Club Complex area.

## **II. GENERAL GUIDELINES FOR USE OF THE ISABELLA CLUB COMPLEX**

Club Isabella and all Club Isabella Complex facilities are for the exclusive use of Isabella Village Association resident members and their authorized guest or designee. Members are responsible for reading, understanding, and complying with all Isabella Village Board of Directors approved rules and guidelines. Prior to using the

Club Complex, members and designees shall sign a statement stating that they have read, understand and will comply with all rules, guidelines and regulations.

- I. Isabella Village Association members may use the club and grounds on a first come, first served basis, but no one has exclusive use unless it is arranged through the Board of Directors approved representative. This casual use of the club shall be done in a friendly, respectful, and safe manner at all times. Members are responsible for the appropriate use of all parts of the complex and park and shall abide by all rules and guidelines adopted by the Isabella Village Board of Directors.
- II. Exclusive use of Club Isabella shall be arranged through the Board of Directors approved representative. For exclusive use of a Club Complex area, members shall reserve the area by having the event put on the official calendar controlled by the Communications committee. Exclusive use that will include non- members, vendors, or private event usage of any part of the Club Complex may require financial deposits and rental fees. The pool, pool enclosure, exercise areas and restrooms cannot be reserved for exclusive use and will be available to members during operating hours even if other parts of the club are reserved.
- III. Any time the Isabella Clubhouse is reserved by a homeowner, the homeowner assumes the liability for any damage caused to the clubhouse.
- IV. Reporting rule violations of members and non-members using the Club Complex is a cooperative process but should never put a member in a position that would jeopardize his/her personal safety. Dealing with violations:
  - Member to Member - When reminding another member of a rule that they may be violating, common courtesy shall come from both members. Given a request to correct a violation, for example ... bringing glass into the pool enclosure, the person who has violated the rules should correct it immediately without undue controversy.
  - Member to Nonmember - If the violation is from a non-member who is not authorized in the complex, members should use discretion when confronting the person and always consider personal safety ahead of any action. Emergency numbers will be posted around the complex to contact local law enforcement and 911 phones will be near the pool and in the club for reporting potential violence, violence, or life or death situations. There will also be a list of numbers of the Club Complex Advisory Committee that can be called for assistance, but it is encouraged that members call law enforcement first.
- V. Adult/Alcoholic beverages at Club Isabella:
  - Members of the Isabella Association are allowed casual consumption of alcoholic beverages within the clubhouse and verandah only. Individual members are responsible and liable for their actions while consuming alcohol. All consumption of alcohol must be done in accordance with state and local laws. Association sponsored events require additional restrictions.
- VI. The use of tobacco products and e-cigarettes is not permitted anywhere within the Club Complex except on the west back patio area of the Isabella Club House and in Hayden Lane Park. Any refuse from tobacco use must be placed in appropriate trash receptacles.
- VII. No animals or pets (except seeing eye dogs and other medically certified service animals licensed by appropriate Texas Agencies) are permitted within the Isabella Village Complex clubhouse, pool, and pool enclosure.

### **III. RULES FOR USE OF ISABELLA CLUB POOL IN CASE OF EMERGENCY CALL 911**

All pool and pool area users shall comply with requirements and restrictions that are enumerated above in Paragraph I. "*RIGHT TO USE THE CLUB ISABELLA COMPLEX*" and Paragraph II. "*GENERAL GUIDELINES FOR USE OF THE ISABELLA CLUB.*" The rules include extracts from the Texas Health Department Requirements for a pool such as the Club Isabella Pool.

**Pool gate code: 1402**  
**Restroom code: 2014**

#### POOL RULES:

1. **WARNING! No lifeguard on duty—swim at own risk.**
2. The pool is for adult use only.
3. Gates and doors into the pool area must NEVER be propped open.
4. It is recommended that all bathers shower before entering the pool.
5. Glass and other breakable containers, chewing gum, tobacco products, pets other than medical assistance animals are not allowed in pool or pool enclosure.
6. No eating or drinking in the pool.
7. Swimming pool hours are 24/7. Temporary closures for pool maintenance will be noted with appropriate signage.
8. People must not swim or use the pool area when ill. Sanitary habits are the responsibility of everyone and anyone displaying illness symptoms will be asked to leave the pool area.
9. Belligerent and obnoxious behavior, abusive language, or unsafe activity such as running and rough play is not allowed in the pool area. If the behavior persists, the member may lose their pool privileges.
10. Swimmers shall wear proper bathing attire. No cut-offs, dungarees, or street clothes.
11. Keeping the facility clean is everyone's responsibility. Please use refuse containers.
12. Members should not use the pool area during inclement weather. If thunder can be heard, the pool should be evacuated until the storm passes.
13. Use headphones when listening to radios, televisions, or similar devices.
14. Water soluble suntan lotions/sun blocks are recommended and appreciated. Other types of these lotions clog pool filters, stain pool furniture and coat pool & deck surfaces making them a slip hazard.
15. Pool safety equipment is for emergency use only and used as manufacturers intended.
16. The pool may not be reserved for exclusive or private use. Members may use the pool for parties; however, the pool shall remain available for other members.

### **IV. RULES FOR USE OF THE CLUB KITCHEN IN CASE OF EMERGENCY CALL 911**

The Club Isabella kitchen is for the exclusive use and convenience of association members.

1. The kitchen is first come, first use and may be done casually.
2. This casual use of the club shall be done in a friendly, respectful, safe, and responsible manner at all times.
3. Exclusive use of Club Isabella kitchen shall be arranged through the Board of Directors approved representative.

- a) For exclusive use, members shall reserve the Kitchen by having the event put on the official calendar controlled by the management agency.
  - b) Exclusive use that includes non-members, vendors, or private event usage of any part of the Club Complex may require financial deposits and rental fees.
  - c) The management agency will decide fees based on the reservation's purpose.
4. Do not take any Club Isabella kitchen items out of the club area, i.e., home or off the complex grounds.
  5. Do not store food in the refrigerator. If you have food that needs cold storage, please take it to a private storage area. Food found in the refrigerator during a scheduled inspection will be disposed of.
  6. After the kitchen is used, it shall be cleaned completely and all club items shall be put away in their proper place, not left in the sink or dishwasher.
  7. Food stored in the pantry may be left there until expiration date. If the food is not sealed and/or if the pantry is overcrowded, food may be disposed of.
  8. Observe safe food preparation practices.
  9. If any equipment or facilities are found damaged, report it immediately to the Savannah management staff at the Savannah Club House. You may also notify the Club Isabella Complex Advisory Committee.
  10. No animals or pets (except seeing eye dogs and other medically certified service animals licensed by appropriate Texas Agencies) are permitted.

**V. RULES FOR THE FITNESS CENTER AND USE OF FITNESS EQUIPMENT  
IN CASE OF EMERGENCY CALL 911**

1. Club Isabella fitness center is not staffed. Work out at your own risk.
2. Proper attire should be worn at all times. (i.e., athletic shoes, shirts, and shorts)
3. Weights should be lifted in a slow, controlled manner.
4. Please return equipment to their appropriate storage areas.
5. Wipe vinyl surfaces after each use.
6. Please limit your time to 30 minutes on cardiovascular equipment during peak hours.
7. No glass containers allowed in the fitness center.
8. No abusive language, loud radio, or excessive noise allowed.
9. Alcoholic beverages may not be brought into or consumed in the Fitness Center.
10. Failure to comply with fitness center rules and regulations may result in loss of complex privileges.
11. If any equipment or facilities are found damaged, report it immediately to the Savannah management staff at the Savannah Club House.

**VI. RULES FOR OUTDOOR GAME AREAS, GROUNDS, AND CLUB EQUIPMENT  
IN CASE OF EMERGENCY CALL 911**

1. The Club Isabella game areas are for the exclusive use and convenience of association members and guests.
2. Use of the game areas is first come, first use and may be done casually.
3. Use of game areas shall be done in a friendly, respectful, safe, and responsible manner at all times.
4. Exclusive use of any Club Isabella game area and/or equipment shall be arranged through the Board of Directors approved representative.
  - a) For exclusive use, members shall reserve game areas by having the event put on the official calendar controlled by the management agency.



- b) Exclusive use that will include non-members, vendors, or private event usage of any part of the Club Complex may require financial deposits and rental fees.
  - c) The management agency will decide fees based on the reservation's purpose.
5. Belligerent and obnoxious behavior, abusive language or unsafe activity is not allowed.
  6. Some equipment for games may be available in the fitness center's storage closet.
  7. Members are responsible for the proper use and after use cleaning and maintenance of this equipment. The equipment is for use on the Club Isabella ground only and should not be removed for personal use.

**VII. RULES FOR THE DOG PARK  
IN CASE OF EMERGENCY CALL 911**

**FOR YOUR SAFETY AND ENJOYMENT**

1. The Club Isabella dog park is for the exclusive use and convenience of association members.
2. Park users and dog owners assume all risk related to the off-leash area and park use and are liable for damage or injury inflicted by their dog(s).
3. Park hours are sunrise to sunset daily (unless closed for maintenance or weather)
4. Owners must always stay within the off-leash area with their dog and within view and under voice control of their dogs.
5. Please observe a limit of three dogs per person per visit
6. Female dogs in season are not allowed in the off-leash area.
7. Owners must immediately clean up and properly dispose of any waste left by their dog.
8. By bringing a dog into the park, the owner certifies that their dog(s) have been properly inoculated (free of contagious conditions, diseases, parasites, etc.)
9. No food for humans or dogs (including dog treats) allowed within fenced areas.
10. Owners must repair any damage caused by their dog.
11. Dogs showing aggression toward people or other animals must be removed immediately.
12. No animals other than dogs are allowed in the off-leash area.

**VIII. RULES FOR PARK LOCATED ON HAYDEN LANE  
IN CASE OF EMERGENCY CALL 911**

As a general rule, the Park on Hayden Lane in Isabella Village is specifically for the convenience of Isabella Village Association members. Signage will be posted stating that the park is for the Isabella Association. Rules for use of the park pertaining to safe and responsible behavior are the same as all Isabella Complex areas. Reporting procedures for violations of park rules are the same as reporting violations at the Club Complex. When park users are unruly, always consider your own safety first and call law enforcement.

**WELCOME TO YOUR COMMUNITY**

On behalf of your Board of Directors and property management team, it is our pleasure to welcome you to Isabella Village! Isabella Village is an active adult enclave, catering to homebuyers 55 and better, within the Savannah master-planned community. This neighborhood is uniquely positioned to give its residents the benefits of age-restriction while also having the freedom to enjoy the luxurious resort-style Savannah amenities. By coupling its active adult community with Savannah's extensive recreational features and planned town center, Isabella Village delivers a vibrant and diverse living experience...

As a new resident and member of the association, you should have received a packet of information at closing which provides the formal documents for the community. Please review this information carefully as it provides you with details that will allow you to fully enjoy your amenities, be a good neighbor and identify in detail your responsibilities to fellow residents.

To help you make a smooth transition, we have provided information within this packet for you to consider, making your membership as functional and active as you would like it to be. Active committees: Social, Communications, Finance, Neighborhood Watch, Building Committee and Landscape. Not to mention additional classes and clubs! For information check the Isabella Village Social Calendar at [www.savannahca.com/isabellavillage](http://www.savannahca.com/isabellavillage)

### **After Closing**

1. Register on the Isabella Village portal <https://isabellavillage.connectresident.com> using the registration code sent in your Isabella welcome letter.
2. Schedule an appointment at the clubhouse during business hours to obtain your amenity access cards.

We hope you will get involved and volunteer for one of our active committees as our success is directly proportionate to our residents' feedback and involvement. We also feature several additional clubs and classes. For more information on how you can become involved with a group in your HOA, please contact us at (972) 346-3020 or email [manager@savannahca.com](mailto:manager@savannahca.com). For additional information, please visit [www.savannahca.com](http://www.savannahca.com).

## **IMPORTANT INFORMATION CONTINUED**

### **New Isabella Village Homeowners**

#### **Moving In:**

Please have your movers use ALTERNATE ENTRANCES other than the main entrance. Examples: Fish Trap Road, FM 1385 and other HWY 380 entrances. You will be responsible for all damage caused by your movers.

#### **Amenity Access Cards:**

To enjoy the amenities offered throughout the Isabella Village Community, the attached paperwork and requested documentation must be completed and received.

1. If your name is not yet in our system, we will require a copy of your purchase agreement, contract, or HUD statement. (Only the first page is required if your name and Isabella Village address is notated)

Upon completion and receipt of the above documents, 2 access badges will be issued to the homeowners. Any additional badges will be \$25 per badge. Lost badges can be replaced for \$25 per badge.

- Access Badges are only available to permanent residents of the home.
- Access Badges are available to permanent residents 13 years of age and older (with proof of age). Children under 13 should be on the Access Badge picture with their guardians. Additional Badges for children 13 and over will be \$25 per badge unless the homeowner would like to use one of the initial 2 Access Badges given when the home was purchased.
- If Access badges are purchased for anyone who is not a permanent resident of the household, Access badge privileges can be revoked for all members of the household.
- Guest passes for the Savannah pools can be obtained at this time as well.

#### **Rental Properties:**

If you have purchased your home with the intent on leasing it out there is a list of rules that must be adhered to. Please access these rules at [www.savannahca.com](http://www.savannahca.com) under HOA > Forms and Docs (Article 19 & Rental & Leasing Rules).

#### **Exterior Home Modifications:**

Before making any changes or improvements to your new home's exterior, please get written approval by filling out a Savannah Community Association Architectural Standards Committee (ASC) form and submitting it to the Association for approval. You may find the ASC form on the community website [www.savannahca.com](http://www.savannahca.com) or stop by the clubhouse for one. Examples of changes that require prior approval are satellite dishes, landscaping (planting new trees and shrubs, flower bed edging), gutters, storm doors, arbors, patios, pools, sheds etc.

### **Front Yard Maintenance:**

Part of the benefits of living in Isabella Village is the front yard maintenance. During the growing season, mowers will mow, trim and hand-weed flower beds for the entire neighborhood maintaining a uniformed appearance exclusive to Isabella Village. They periodically fertilize and will trim bushes and trees as well. Watch your email for notices from the Landscape Committee regarding weekly activities.

### **Approved Signs:**

- Professionally made security signs no larger than 1 square foot
- Standard political yard signs may be erected no earlier than 6 weeks (about 1 and a half months) before and election and must be removed 7 days after the election.
- A temporary sign identifying the home as the site of a social event is permitted for 24 hours.
- Directional signs for yard sales can be displayed for 24 hours prior to the sales and must be taken down 24 hours after the sale.
- Signs placed in the yard by the Association.
- Any other type of sign must be approved in writing by the Association prior to installation.

### **Trash/Recycling Receptacles:**

Trash and recycling day are collected every Wednesday. Bulk/Extra Trash is collected on 2nd and 4th weeks of each month on normal collection day. Trash/Recycling may go out at dusk on the morning before trash pick-up day until dusk on the day of trash pick-up. Receptacles must be kept inside the house, garage, or fenced yard and may not be visible from a street or another lot.



## **KEEPING YOU INFORMED**

### **THE MAGNOLIA TIMES**

The Magnolia Times contains information about upcoming events, clubs, classes, new developments in the community, and an events calendar. The Magnolia Times is updated quarterly and can be found under Lifestyle at [www.savannahca.com](http://www.savannahca.com).

### **HOMEOWNER PORTAL**

The Connect homeowner portal <https://isbellavillage.connectresident.com> is the best place to go for up-to-date account balance, meeting minutes, work orders and more. All homeowners have been provided with a registration code in the initial welcome letter. For help with your registration code, please contact the management staff at [manager@savannahca.com](mailto:manager@savannahca.com) or call (972) 346-3020.

### **HOA WEB SITE**

The community website is [www.savannahca.com](http://www.savannahca.com). This website is open to the public. You may access forms, documents, view the community calendar of events and a whole lot more.

### **COMMUNITY E-NEWS**

A weekly e-mail is sent to all who opt-in every Wednesday. To opt-in visit the front desk, call the clubhouse (972) 346-3020 or via the community website [www.savannahca.com](http://www.savannahca.com).

### **SOCIAL MEDIA**

For social media updates like and follow the community's office Facebook page at <https://www.facebook.com/SavannahHOATexas/>



We do our very best to keep you informed about this wonderful community in which you now live. Please make use of these outlets of information – read your e-newsletter, check your website, sign up for community email blasts. Then you can stay “in the loop” and aware of the happenings here in Isabella Village.