



Welcome to 2026

Hoping this new year will bring everyone good fortune and happiness from within, with others and our community. Here are some updates and reminders about Garden Lakes Manor.

Friendly reminder

All holiday lights and decorations must be taken down by **January 15th**. Thank you for helping keep the community looking its best as we head into the new year.

Bulk Trash

Items may be placed curbside no more than 24 hours before the 1st Monday of the month for pickup.

City of Avondale Bulk Trash Guidelines: • Items must be placed at least 5 feet away from walls, fences, mailboxes, fire hydrants, and utility boxes • Do not block sidewalks, driveways, or roadways • Construction debris, tires, hazardous materials, and bagged trash will not be collected • Items should be stacked neatly to allow safe collection.

Trash and Recycling

Trash/Recycling cans may be placed curbside no more than 24 hours before. Trash pick-up is **Monday** and Recycling pick-up is **Wednesday**.



Beside all three-mailbox units, you will find this sign with a QR code. This will link you to visioncommunitymanagement.com where you'll find all the community information like the next Hoa meeting, approved paint schemes, CC&R's and the Architectural application. Here you'll also find contact information for Vision Community Management.

Requests or maintenance concerns

Please don't personally request anything to the landscape/irrigation crew. Any concerns with irrigation/landscaping or at the pool please send an e-mail to Vision so a work order can be submitted to address the area of concern.

Please don't drive on the grass next to the driveways as it causes irrigation issues. Continued occurrences at the same location could result in homeowners being billed for repairs. Also remember that changes to the exterior of the home must be approved prior to starting work (both Garden Lakes Hoa and Garden Lakes Manor Hoa). See the web site for an Architectural application.

Assessments

These are vital to maintaining and improving our community. Without these payments, weekly maintenance can suffer, and repairs are put on hold. Payments are due on the 1st of every month with a late fee of \$15 after the 15th of the month. Please make every effort to be on time.

Enhancement Projects for 2026

1. Add trees and shrubs to some residential front yards and common areas
2. Turf conversion in three common areas to enhance visual appeal of our community.
3. Repair stucco and paint common area walls
4. Replace BBQ grill in the pool area.

Once again, we hope you have a great year,

Garden Lakes Manor
Board of Directors