

Spring Newsletter 2026

Home Site Inspections

Home site inspections will begin March 23, 2026 for resident lots. We are requesting homeowners to make necessary repairs and improvements to their homes and home sites before the inspections start. Over grown weeds and shrubs need to be cut back and any missing siding, missing shingles, steps needing repair or skirting with holes will need to be repaired or replaced per the community covenants along with shed repairs. Now is also the perfect time to contract lawn care if you are unable to maintain it yourself. Many companies are running before season specials at this time. We thank you in advance for your continued cooperation to keeping the community beautiful.

PARKING

Please maintain a 2 vehicle per lot maximum. Extra vehicles are not permitted to be stored on vacant home sites unless you have a permit and will be towed at the residents expense.

Dog Owners!!!

Part of being a pet owner is cleaning up after your pet on your home site and in community areas. Residents who fail to follow this rule will receive a material rule violation. Continuing offenders pet(s) will no longer be permitted to occupy the home or home site. Please clean up after your pet, your neighbors will thank you. Please report any issues to the office for enforcement.

SPEED LIMIT IS 10 MPH!!!

You are responsible for your guests following posted signage!

IMPORTANT HAPPENINGS!

Upgrade Alerts

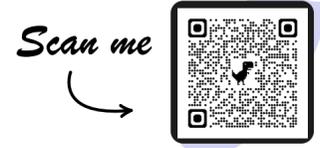
We are excited to announce MORE upgrades we have been working on and planning over the winter!!!! We will be adding even more community amenities to the playground area which will be revealed very soon!!!

April 04

NEW!!! Spring Festival

We are very excited to announce the new and improved Easter Egg hunt which has now been renamed to the Spring Festival. Join us promptly at the Playground at 10am-1pm for a ton of family fun.

- Mobile Petting Zoo!
- Bounce Houses
- Food Trucks
- Face Painting and Balloon Animals and so much more!



April 10

Annual Spring Lot Clean Up

NOW IS THE TIME!!! Troy Villa will be providing lawn and landscape dumpster complimentary for residents to clean out and clean up their homesites on April 14. Please remember to follow all posted dumpster rules to avoid any violation actions. We look forward to a beautiful spring and even better-looking summer!

MAY 29

Community Pool Opening

The pool will officially be open, pending inspection, on or shortly after May 29th!

DONT FORGET! You will now need your key fob for entrance into the pool area. It is important that ONLY residents are using the community facilities. Guests must be accompanied by the resident at all times in any community facility.

21st Mortgage Financing

TROY VILLA PROUDLY OFFERS FINANCING THROUGH 21ST MORTGAGE RIGHT HERE IN OUR OFFICE! YOU CAN CONVENIENTLY COMPLETE YOUR APPLICATION ONLINE.

21ST MORTGAGE PROVIDES COMPETITIVE RATES WITH NO MINIMUM CREDIT SCORE REQUIREMENT. WITH AS LITTLE AS 5% DOWN, YOU COULD BE MOVING INTO YOUR NEW HOME SOONER THAN YOU THINK.

SCAN THE QR CODE OR VISIT OUR WEBSITE TROYVILLACOMMUNITY.NET FOR ACTIVE LISTINGS!



SCAN ME



Dumpster Days

PLEASE REMEMBER THE AREA IS MONITORED BY SECURITY CAMERAS AND VIOLATORS WILL BE FINED FOR ILLEGAL DUMPING.

3/09/2026

4/13/2026

5/11/2026

DON'T WANT TO WAIT? CALL OUR OFFICE FOR HELP WITH TRASH REMOVAL SOLUTIONS!

Spring HOME SITE CHECKLIST



Home Owners ONLY

HOME

- Is skirting in good repair (no cracks, gaps or pieces missing)
- Siding is in good repair
- Siding is clean and free from mildew
- Windows and Shutters are in good repair
- Home paint is not faded, chipping or peeling
- Roof is in good condition free from missing shingles or fascia

STEPS & DECKS

- Deck and/or step treads are in good repair
- All railings and spindles are in tact
- Deck paint is in good condition free from paint peeling or worn
- Deck is free from Clutter & Debris

SHEDS

- Shed siding and/or paint is in good condition
- Shed roof is in good condition
- Shed area is free from debris

ALL Troy Villa Residents

LAWN & LANDSCAPE

- Home site is clear of lawn debris including sticks and leaves.
- Bushes, Shrubs, or Trees are trimmed and are not touching the house
- Toys, Bikes, and other debris is cleaned up and stored out of site.
- Sidewalks, Patios, drive ways are edged
- Dog feces are cleaned up and lawn damage is being addressed where necessary
- Weeds are not growing around utilities pedestals on homesite.
- Flower beds are free from weeds and are mulched
- Flower bed edging is in good condition

Thank you in advance for keeping our community beautiful!

NEED HELP WITH A REPAIR OR SERVICE? CHECK OUT OUR ONLINE SOLUTIONS UNDER THE "RESIDENT RESOURCES" TAB!!

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