



Happy Halloween, Neighbors!

As Halloween approaches, your HOA Board has important neighborhood updates and friendly reminders to share.

TREE MAINTENANCE - DON'T LET BRANCHES HAUNT YOUR ROOF

Tree limbs scraping against your roof can damage shingles and lead to costly repairs. **Jones Road Tree Service** recently pruned the trees for which the HOA is responsible, and they did an excellent job! They are offering a **10% discount** to Champions Colony East homeowners who need tree trimming or pruning. **When scheduling service, mention that you are a Champions Colony East (CCE) homeowner to receive the discount.** Contact information is at www.colonyeast.info under **Boards & Contacts**.

PINE NEEDLES - A SPOOKY ROOF HAZARD

Accumulated pine needles can trap moisture, damage shingles, and create a potential fire hazard, particularly if fireworks or other sparks land on the roof. Please inspect your roof and arrange for safe removal of pine needles and debris as needed.

IMPORTANT SAFETY ALERT - KEEP OUR MAIN STREET CLEAR!

Recently, a trash collection truck was unable to enter our neighborhood because parked vehicles blocked the main street. Even more concerning, a school bus could not get down the roadway and had to drop a child **THREE BLOCKS** from home. Thankfully, there was no fire or medical emergency. A blocked street could prevent an ambulance or fire truck from reaching us.

Our main street must **NEVER** be blocked. Residents should park in their driveways or carports. If you have contractors, landscapers, delivery drivers, or other workers at your home, make sure they do not obstruct the roadway. Keeping the street clear is essential for the safety of every neighbor!

HOA DUES - WATCH YOUR MAILBOX

Annual HOA dues invoices will be **mailed November 1, 2026**. Please watch for your invoice and review the payment information and due date when it arrives.

CHAMPIONS MUD - WATER & SEWER STUDY

We anticipate hearing back from Champions MUD regarding the water and sewer engineering study by **late October or early November 2026**. We will share meaningful updates with homeowners as soon as they are available.

ANNUAL HOMEOWNERS MEETING

Details of the Annual Homeowners Meeting will be announced in next month's newsletter. We encourage all homeowners to participate.

Have a safe and spooktacular Halloween! Please watch for trick-or-treaters and drive carefully through the neighborhood.

Your Champions Colony East HOA Board | www.colonyeast.info