

GRASSLAND

grapevine

September 2025

RESTRICTIONS AND COVENANTS

Please refer to the Restrictions and Covenants regarding Parking, Landscaping, Outbuildings, etc. If you have questions, please call the Clubhouse at 699-1604.



HOA PAYMENTS

Monthly dues, clubhouse rentals & pool rentals must be paid by check or online through Appfolio. Monthly dues are expected on the first of every month and considered late if received by the 10th of the month. Reservations can be made at grasslandestatesmidland.com

The Association does not accept cash payments. Thank you for your cooperation.

BOARD OF DIRECTORS

Hank Herrick	Justin Robinson
Michele Allen	Linda Bradshaw-
David Rhodes	Tippy Beck
Josh Winkles	

Grassland Estates HOA
5800 Crowley Blvd.
Midland, TX 79707
office@grasslandestatesmidland.com
699-1604

END OF SUMMER SWIMMING POOL HOURS

Pool Season 2025 will be extended until September 30.

Pool Hours for the extended period will be:

Opening Hours:	Remain the Same
Closing Hours:	Sun-Thu 9 pm - Fri & Sat 10 pm

ATTENTION WALKERS

Grassland Estates HOA would like to remind residents who regularly walk in the neighborhood, to walk safely at night, stay aware by keeping your phone put away and avoiding headphones to hear your surroundings, and choose well-lit, populated routes rather than dark, isolated areas or shortcuts. Walk with a buddy, share your route and location with a trusted contact, and wear reflective clothing to increase your visibility to others. Trust your instincts and have a plan, such as a whistle or pepper spray, to deter or escape a dangerous situation. Make sure a friend or family member knows your location at all times and that your phone is charged in case of emergency.

DOG WALKERS...WE NEED TO TALK

We all love walking our wonderful dogs and going on walks with our family. However, a lovely walk can quickly turn unpleasant by stepping on something...well, disgusting. Please remember that dog waste left on the ground doesn't just smell bad—it's a health hazard that has the potential for transmitting parasites and diseases as well as polluting local water systems. Picking up after your dog is a small act that shows big responsibility. If we are all community-minded, we can turn a messy issue into a movement of mindful pet parenting. Effectively managing pet waste not only creates a more inclusive and enjoyable environment for all residents but it also improves the cleanliness and healthiness of the community environment. Most importantly, picking up your pet's waste, enhances the quality of life for all residents, ensuring that the community remains a pleasant and desirable place to live. Let's lead by example—and leave no poop behind!

CLUBHOUSE PARTIES

It's time to start planning those holiday parties! Clubhouse reservations for December can be scheduled three months in advance. You can make your reservations on the website at grasslandestatesmidland.com, by calling 699-1604, or by emailing office@grasslandestatesmidland.com. Please provide detailed information regarding the date you would like to reserve for your function. The Facility Manager will contact you to verify. Please remember that reservations are on a first come, first serve basis. The \$200.00 rental rate must be paid within 5 days of making the reservation and is non-refundable. The \$150 refundable deposit is due at the same time..

HALLOWEEN TIPS

Grassland Estates is proud to be a very popular place for trick-or-treaters. The neighborhood is overflowing with children & cars on Halloween. Please be very careful! The police department has offered the following suggestions to help prevent vandalism:

- ♦ **Be Visible.** If you are participating in giving away treats, why not sit outside near the sidewalk and enjoy the evening? This is a great time to visit with neighbors and your presence is a deterrent in itself.
- ♦ **Turn on your back lights.** Whether you participate or not, having on backyard and driveway lights deters vandals from entering these areas.
- ♦ **Walk around.** Periodically check your alley and backyard. If you are not going to be home, ask a neighbor to check your backyard.
- ♦ **Put your cars in the garage.**
- ♦ **Coordinate an end time.** Set a time with your neighbors (such as 8 p.m.) when you will all stop passing out treats. When it's time, turn off your porch lights. Kids will then know that it's time to go home.

- ♦ **KEEP YOUR TELEPHONE WITH YOU. IF YOU SEE ANY PROBLEMS, CALL 911 .**



FRIENDLY REMINDER

Please remember to keep your garage doors closed at all times to prevent theft. Particularly prior to and around the holidays.

COURTEOUS NEIGHBORS

Please be courteous and considerate to your neighbors by following the guidelines listed below:

- * Keep the sidewalk and curb clean of yard clippings. Do not blow grass clippings into the street.
- * Please spray or kill weeds on the sidewalk, alley, and curb.
- * Do not set decorations months in advance and promptly remove them once the holiday is over.
- * Please comply with all City of Midland ordinances

GOLF CARTS

Texas Law has restricting legal conditions to operate golf carts on public roadways. They are: posted speed limit must not be more than 35 mi/hr., golf cart must display the appropriate license plate as well as rear view mirror, amber reflectors, turn signals, head lights, tail lights, red reflector and slow moving vehicle emblem. Most importantly, the driver/operator of the golf cart MUST possess a valid driver's license (or learning permit w/adult present). Grassland Estates HOA kindly asks our members to comply with state law and ensure the above conditions are met when driving golf carts around our community.

POOL PARTIES

The schedule for pool parties is now open for September. Please remember the rental fee is \$55 and due at time of reservation. Your reservation is for three hours, three tables (with the exception of the Pergola where you get two tables and the counter), and up to 30 guests. If you will have more than 30 guests, the cost is \$5 per guest above the 30 guests included in your reservation, up to a maximum of 50 guests. Please remain in your reserved area to be considerate of other residents and to avoid suspension of pool privileges. Thank you.



WELCOME TO GRASSLAND'S NEW RESIDENTS

A friendly welcome to the new residents of Grassland Estates:

Stefan & Meredith Sperlich
Devin & Amber Schneemann
Jackson Grist
Daniel & Janine Tilleman
Colter & Laramie Macias
Daniel & Fatima Muniz
Nelson & Veronica Munch
Ken & Gloria Whitmire
Alan & Joanna Lefever
Billy & Judy Gillock

Jeffery Makovy, Jr.
Cale & Katherine Allen
Nicholas & Megan Garcia
Nathan & Laura Gibson
Carlton & Rosalind Bruce
Samuel & Jordan Higgins
Adam & Krystal Duke
Justin & Lindsey Niewoehner
Eric A. & Tiffany Walraven
Dan & Yvette Newburg

ADVERTISING OPPORTUNITY

Great news Grassland Estates Business Owners! Grassland Estates HOA is offering advertising space in the quarterly newsletter (March, June, September, & December). Four sizes are available: business card \$175, quarter page \$440, half page \$875, and full page \$1750.

DUMPSTERS

For large trash items, please call Large Trash Pickup, 685-7278, or take items to the City of Midland facility located at 4100 Smith Road. **DO NOT PLACE ITEMS OUTSIDE OF THE DUMPSTER.** Trash Collectors do not exit the truck to pick up items. Let's keep our alleys clean!

ARCHITECTURAL REVIEW COMMITTEE

The Grassland Homeowners Association Board of Directors established an Architectural Review Committee (ARC) in 2009 whose purpose is to ensure all additions or changes to property in Grassland Estates are in compliance with the Restrictions and Covenants, allowing for consistency in applying the rules as well as ensuring formal acceptance of changes prior to construction. Homeowners must submit plans for any structural changes on their property (both dwellings and outbuildings) to be reviewed by the ARC. Any site plans, construction drawings, and information regarding materials to be used must be provided to the ARC either physically or via AppFolio forty-five (45) days prior to initiation of construction to allow adequate time to review plans and provide feedback.



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Web & Graphic Design

We offers comprehensive Design services across a wide range of industries, including medical spas, political campaigns, and oilfield businesses. Whether it's crafting visually compelling designs or implementing functional and strategic websites, we have you covered.

Contact Us:
info@midlandwebdesign.com



MIDLAND WEB DESIGN

Becky Burrell

Piano Teacher
Beginners - Intermediate Students

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ADVERTISE HERE

CONTACT OFFICE

office@grasslandestatesmidland.com

699-1604