



## Boulevard on Grand Closing Information Sheet

### NOTE TO HOMEOWNERS:

Please have all utilities change into your name **IMMEDIATELY** after closing.  
CitySide Homes will have **all utilities DISCONNECTED 3 business days** after closing.

### UTILITIES & SERVICES:

**Alarm System & Monitoring** — Progressive Connection.....(281) 290-0229  
**Cable** — Comcast.....(713) 341-1000  
**Electricity** — Reliant Energy — currently offers **\$600 bill credit** to new customers (888) 890-1536  
**Promo code: MD2747** — Please see attached for details  
.....**OR** provider of your choice: [www.powertochoose.org](http://www.powertochoose.org) .....  
**Gas** — Centerpoint Energy.....(713) 659-2111  
**Telephone** — AT&T.....(800) 464-7928  
**Water** — Provided by the HOA.....  
**Trash** — Provided by the HOA: **Trash Pickup — TUESDAY & FRIDAY** **Recycle Pickup — FRIDAY**  
**PLEASE contact TEXAS PRIDE DISPOSAL to order trash can & recycle bin:**  
[www.texaspridedisposal.com](http://www.texaspridedisposal.com) or by calling 281-342-8178

### HOA INFO: Boulevard on Grand Community Association

Barbara Koetting — [Barbarak@kpmtx.com](mailto:Barbarak@kpmtx.com) .....(713) 956-1995

### POST OFFICE: Astrodome

7205 Almeda Rd., Houston, TX 77054.....(800) 275-8777

**\*\*Homeowner(s) must take proof of ownership (Settlement Statement) to the post office in order  
receive the MAILBOX KEYS. \*\***

### EMERGENCY & WARRANTY SERVICES PHONE NUMBER:

**Air Conditioner/Heater** — Alpine Air.....(713) 433-5641  
**Alarm System** — Progressive Connection.....(281) 290-0229  
**Appliances** — Samsung — Morsco Supply Co.....(713) 392-2757  
**Electric/Phone/Cable** — Cornerstone Electric.....(281) 357-5445  
**Garage Door** — SDC .....(281) 859-9339  
**Plumbing** — E & M Plumbing.....(281) 277-5328

### WARRANTY REQUEST:

Please **always send your warranty request online** at: [www.citysidehomes.com/homeowners.php](http://www.citysidehomes.com/homeowners.php)

**\*\*All warranty requests must be submitted through CitySide Homes website as it is the ONLY way for us to track  
progress on your requests. Verbal communication with our construction or warranty departments  
will NOT be recognized as warranty requests. \*\***

**CONGRATULATIONS ON YOUR NEW HOME!**

*Switch today*  
— GET A —  
**\$600 BONUS**



## Welcome to the neighborhood

As the preferred electricity provider for your community, we have a special offer just for you. Switch to this **Reliant Secure Advantage® 24 plan** and get **\$600 in bill credits**.<sup>1</sup>

*Life*  
**SWITCHED<sup>ON</sup>**

**reliant**<sup>®</sup>  
an NRG company

— *We've got* —

## THE HOOKUP ON ELECTRICITY

We know getting a new home move-in ready can be tough. That's why we want to help by checking electricity service off your to-do list.



### Flexible Move-In

Request same-day electricity service if you're in a hurry or schedule it up to 60 days in advance.<sup>2</sup>



### Smart Energy Tools

Get tips and tools to help monitor and manage your electricity usage and costs.



### Reliant App

Manage your account and pay your bill anywhere.



### 24/7 Customer Service and Support

Get in touch with us around the clock via phone or chat.

### Make your move with Reliant today.

1.888.890.1536 | [reliant.com/mynewhome](https://reliant.com/mynewhome)

Promo code: **MD2747**

*Life*  
**SWITCHED<sup>ON</sup>**

**reliant**<sup>®</sup>  
an NRG company

<sup>1</sup>This Reliant Secure Advantage<sup>®</sup> 24 offer with a \$600 bonus is for new customers and is non-transferable to another person, household or address; may not be available in all areas; and is subject to change or cancellation without notice. Your bonus will be applied to your Reliant bill as a \$300 bill credit within your first two billing cycles and a second \$300 bill credit on your 13th bill on this Reliant Secure Advantage<sup>®</sup> 24 plan. You must be active on this plan at the time the bill credits are issued to receive them. The bonus will not be applied to a deposit or other prior balances, if applicable. Limit one bonus per household.

<sup>2</sup>Requests processed after 2 p.m. Central Time will be connected the next business day. Same-day service is offered Monday through Friday, weather permitting, where an existing meter is in place. No weekend or holiday connections. Enrollment and permit requirements must be met before a request can be processed. Additional charges may apply.

Reliant is a registered service mark of Reliant Energy Retail Holdings, LLC. Reliant Energy Retail Services, LLC (PUCT Certificate #10007). © 2017 Reliant Energy Retail Holdings, LLC. All rights reserved. 652284



720 N Post Oak Rd., Ste. 140  
Houston, TX 77024  
713-956-1995

## ***Boulevard on Grand Community Association, Inc.*** **Welcome Package**

Dear Neighbor:

Congratulations on the purchase of your new home and welcome to the Boulevard on Grand Community Association!

King Property Management is responsible for managing the Homeowners Association (HOA), on behalf of the owners, and we know that you may have a few questions about your new community. This is why we created an online ***Welcome Packet*** that provides information about:

Deed restrictions  
Water service  
Lawn care services  
And many other topics

Home improvements  
Trash collection  
Parking rules

Gate access  
Recycle services  
After hours emergency

**Please take a moment to visit [www.kpmtx.com](http://www.kpmtx.com) and register.** Registering gives you access to community information and access to your personal HOA account information. Registration takes only a moment and step-by-step instructions are attached.

If you have questions or need anything please contact your Sr. Property Manager:

Barbara Koetting  
[Barbarak@kpmtx.com](mailto:Barbarak@kpmtx.com)  
713-956-1995

Again, welcome to the Boulevard on Grand Community Association!

Sincerely,

**Eddie Parise**

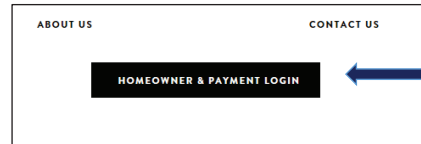
Eddie Parise  
Owner / President  
King Property Management

## To Register on the Website:

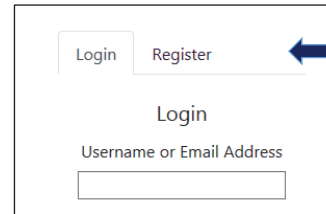
Registering on the website ensures that you are on the email distribution list for news about the community and it allows you to review deed restrictions, budgets, and other information about the community.

To access the website for King Property Management, go to [www.kpmtx.com](http://www.kpmtx.com)

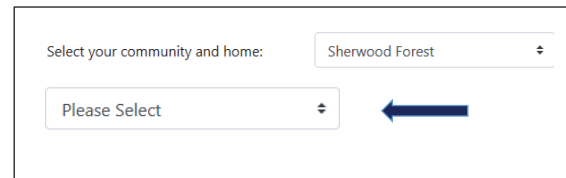
- ◆ Scroll down and click on  
**'Homeowner & Payment Login'**



- Click on the **'Register'** tab
- Then click on the **'Register'** button



- ◆ Use the dropdown button to select your community
- ◆ Then use the dropdown button to select your address



**You are almost done!** – Fill in the requested information and select **Register**

**Account Verification:** King Property Management must verify that you are the owner of the home before your account is activated; *the confirmation process is usually completed within 2-business days.* The next time you login your account number will appear at the top of your screen.

Please call us at 713-956-1995 if you need any assistance.

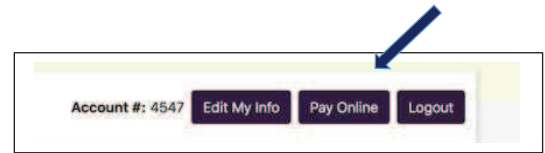
## How to view your account balance and pay your HOA Fees:

### How to view your account balance:

Log in to your personal account at [www.kpmtx.com](http://www.kpmtx.com)

Once logged on; make note of your Account Number, you will need your Account Number for the next step

- ◆ Click the **'Pay Online'** button



You are redirected to the *Tenant Web Access* page

- ◆ Click on **Sign Up**

A screenshot of the "TENANT WEBACCESS" login page. It has fields for "Email Address" (containing "Eddie@kpmtx.com") and "Password". There are links for "Forgot password?" and "Remember me". A "login" button is present, and a "Sign up" link is located below it. A blue arrow points to the "Sign up" link.

Input your *Account Number* and *Email Address*

- ◆ Click on **Sign Up**

Immediately you will receive an email from [donotreply@rentmanager.com](mailto:donotreply@rentmanager.com)

A screenshot of the "TENANT WEBACCESS" sign-up page. It has fields for "Account #" and "Email Address" (containing "someone@company.com"). There are "sign up" and "cancel" buttons at the bottom. A blue arrow points to the "sign up" button.

Use this email to finalize your registration and create your password

### How to pay your HOA Fees:

Homeowners have four options for paying HOA fees:

1. Use King Property Management's website to originate an electronic payment through PayLease
  - a. From your personal bank account – Cost is \$1.95
  - b. Pay with a Credit Card – Cost is 2.75% of the transaction

**Fees are paid to PayLease, not the HOA or King Property Management**

2. Write a traditional check and mail it, along with the invoice, to King Property Management
3. Use your personal bank account to originate payment through your bank

Please call us at 713-956-1995 if you need further assistance.

**Boulevard on Grand Homeowners Association**  
**Management Information**

Welcome to Boulevard on Grand!

We are glad you are here and are eager to assist you. If at any time you have questions, our team at King Property Management is here to help.

**Management Company:** King Property Management

Address: 720 North Post Oak Road, Suite 140, Houston, TX 77024

Office: (713) 956-1995

Fax: (713) 956-1442

**Property Manager – Barbara Koetting**

Extension: 33

Email: [barbarak@kpmtx.com](mailto:barbarak@kpmtx.com)

**Assistant to Property Manager- Kelly Lugowski**

Extension: 36

Email: [kellyl@kpmtx.com](mailto:kellyl@kpmtx.com)

**Accounting Manager – Kathy Grabein**

Extension: 28

Email: [kathyg@kpmtx.com](mailto:kathyg@kpmtx.com)

**Trash Collection:** Texas Pride

Collection schedule:

\*\*Tuesday/Friday – regular trash

Recycling- Friday

\*\* Trash cans & recycling bins will be provided. On collection days they MUST be placed outside your garage door by 7am to be picked up and taken back in the same day.



Texas Pride Disposal is your solid waste collection provider!

## *Service & Collection Guidelines*

Follow the service collection guidelines below to ensure clean, consistent service of your waste.

### ★ *Service Days and Hours*

Garbage: Tuesday and Friday    Recycle: Friday

Please have your waste and recycle ready for service by 7:00 am

### ★ *Holiday Schedule*

Texas Pride Disposal observes four holidays: New Year's Day, Independence Day, Thanksgiving Day, and Christmas Day. In the event that your service day falls on a holiday, collection will roll to the next scheduled collection day.

### ★ *Container Size and Weight Limits*

Texas Pride Disposal will collect waste placed in containers between 20 and 96 gallons, not exceeding 50 pounds. Waste may also be placed in bags not exceeding 50 pounds.

### ★ *Yard Waste*

Yard waste should be bagged or placed in cans. Branches may be placed curbside in individual piles measuring 3' x 3' x 3', or tied and bundled measuring no longer than 4' in length and weighing no more than 50 pounds.

### ★ *Heavy Trash and Bulk Waste*

Heavy trash and bulk waste will be collected on any collection day. Texas Pride Disposal asks that you please limit your bulk items to two per collection. Bulk items include, but are not limited to, furniture, appliances, carpet, etc.

### ★ *Items Excluded from Regular Collection*

Texas Pride Disposal cannot collect the following items: dirt, rocks, brick, concrete, liquids paints, fuels, oils, tires, pesticides, fertilizer, and batteries. Please contact us to discuss solutions for properly disposing of these items.

## **Contact Texas Pride Disposal**

(281) 342-8178

Monday-Thursday: 8:00-5:00; Friday: 8:00-4:00

[www.texaspridedisposal.com](http://www.texaspridedisposal.com)

[service@texaspridedisposal.com](mailto:service@texaspridedisposal.com)



# *Recycling Services*

We take tremendous pride in providing an exceptional recycling program for our customers.

Follow these guidelines to ensure proper collection and handling of your recyclables.

## ★ *Service Days and Hours*

Collection every Friday. Have your recyclables ready for service by 7:00 am

## ★ *Recycling Container*

Place all your recyclables in the bin provided by Texas Pride Disposal. Additional or overflow material may be placed in old recycling bins, bags, boxes, or containers clearly labeled RECYCLE. Additional recycling bins can be purchased from Texas Pride Disposal for \$12.00 + tax.

## ★ *Accepted Material*

**Paper:** Newspaper, junk mail, magazines, envelopes, catalogs, file folders, computer paper, construction paper, gift wrap, grocery bags, soda/beer boxes, shoe boxes, cardboard boxes, egg cartons, phone books, paper towel rolls, & wax-board containers

**Plastics:** Plastics #1-#7 excluding Styrofoam. Includes jugs, bottles, bags, containers, and clean kitchenware

**Metals:** Aluminum and tin cans (soda, juice, canned food, etc.), aluminum foil, pie trays, metal jar lids, pots and pans, & light scrap

**Glass:** Glass bottles (beer, wine, soda, etc.) and jars

## ★ *Unaccepted Items*

The following items are commonly mistaken as recyclable. Please place them in your garbage:

Styrofoam, windows, ceramics, dishes, air filters, soiled pizza boxes, used paper towels, & light bulbs

*We highly encourage you to participate in our recycling program! Any questions or concerns, please feel free to give us a call or send us a message through our website.*

