



Sheridan at Georgetown Homeowners Association, Inc.

Managed by Essex Association Management, L.P.

1512 Crescent Drive, Suite 112

Carrollton, TX 75006

Phone: (972) 428-2030 | Fax: (469) 342-8205

www.sheridanatgeorgetownhoa.com

Dear Homeowner(s),

Essex Association Management, L.P. has been selected by your **Board of Directors** to provide professional management services for **Sheridan at Georgetown Homeowners Association, Inc.**

As your new management company, Essex will handle day-to-day operations including assessment collection, recordkeeping, covenant enforcement, regular property inspections, and coordination of common area maintenance, all under the direction of your Board of Directors.

Our goal is to maintain your community's beauty, functionality, and property values while ensuring transparent and efficient communication with homeowners.

Upcoming Virtual Townhall Meeting

We are pleased to announce a **Virtual Townhall Meeting** on **Thursday, October 23, 2025, at 7:00 p.m.**

Join via Microsoft Teams:

[Click here to join the meeting](#)

Meeting ID: 236 705 191 734 9

Passcode: Sf6K5638

Call-In Option (Audio Only):

+1 (323) 433-2148 | **Conference ID:** 205 846 298#

Purpose of the Meeting:

- Introduction of the Essex Management Team
- Overview of Association affairs and upcoming goals
- Q&A session for homeowners

Please note that **no official business** will be conducted at this meeting. This is an informational and introductory session.

Should you have any questions prior to the meeting, please submit them using the "Contact Us" tab at www.sheridanatgeorgetownhoa.com, and an Essex representative will respond promptly.



Meet Your Management Team

Association Manager: Gustavo Marin-Arias

 gus@essexhoa.com

Director of Operations: Cinnamon Anderson

Vice President: Sean Corcoran

Support Staff: Essex Customer Service Team

For general inquiries, our office hours are **Monday through Friday, 9:00 a.m. to 5:00 p.m.** You may also reach Customer Service at **(972) 428-2030** or through the **Contact Us** form on our website.

Register Online & Stay Informed

We encourage all homeowners to **register on the community website**. Registration gives you access to:

- HOA announcements and updates
- Governing documents and community forms
- Online assessment payments
- ACC (Architectural Control Committee) request submissions
- Event notices and Board meeting information

Register today at www.sheridanatgeorgetownhoa.com!

Assessment Information

Quarterly assessments are due **January 1st, April 1st, July 1st, and October 1st.**

Property Type	Quarterly Assessment
Single Family Homes	\$212.50

Statements with account details have been mailed out. If you notice any discrepancies, please contact billing@essexhoa.com.

Payment Options

Essex offers several convenient ways to pay your assessments:

ATG Pay (Recommended):

Visit www.atgonline.com/atg-login to view your history, make payments, and manage multiple properties.

**CIT Property Pay:**

Pay online via credit/debit card or e-check at <https://propertypay.firstcitizens.com>.

PayLease/Zego:

Pay online or by phone at www.paylease.com or call 866-729-5327.

Check Payments:

Payable to: *Sheridan at Georgetown Homeowners Association*

Mail to:

Sheridan at Georgetown Homeowners Association

c/o Essex Association Management

P.O. Box 52330

Phoenix, AZ 85072-2330

Online Bill Pay:

Update your bank's payee information to the address above and include your Essex account number.

If you sent a payment to the prior management company, it will still be processed. If your payment is missing from your second statement from Essex, contact us for assistance.

Community Reminders

- **Lawn Care:** Grass must not exceed 5–6 inches in height; clippings should not be placed in storm drains.
- **Exterior Maintenance:** Keep fences, gutters, and exteriors in good repair.
- **ACC Requests:** Submit prior to any exterior changes or additions, including solar installations.
- **Vehicle & Parking Rules:** Avoid blocking sidewalks, drive safely, and do not park against traffic.
- **Pet Waste:** Always leash pets and clean up after them.
- **Pool Closure:** The community pool is closed for the season for maintenance and winterization.

We're Excited to Partner with You

Essex Association Management, L.P. is honored to serve Sheridan at Georgetown. We look forward to working closely with your Board of Directors and homeowners to maintain a beautiful, well-managed community.

We look forward to seeing you at the Virtual Townhall Meeting on October 23rd!

Sincerely,

The Essex Association Management, L.P. Team

Managing Agent for Sheridan at Georgetown Homeowners Association, Inc.