



www.TheOrchardsAtPikeRoad.com



Welcome Home
to a new way of life

Neighborhood Handbook

Hello Neighbor!

We are privileged to have you join our community and learn a new way of life! The following handbook was created to assist your family with the transition to our community, in addition to being a resource for existing families. It will answer basic questions and hopefully provide you with the tools and information you need to quickly settle in and enjoy that front porch!

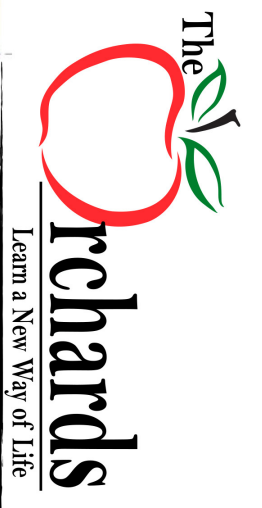
*Welcome Home,
we are glad that you're here!*



[theorchardsatpikeroad](https://www.facebook.com/theorchardsatpikeroad)

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- Amenities Include:***
- *Pike Road School in the neighborhood**
 - *Sidewalks to school**
 - *Sidewalks on both sides of every road**
 - *Pavilion and Pool & Splash Pad**
 - *Playground**
 - *Lake and Common Green Space**

- Cottages Phase 1
- Bungalows Phase 1
- Common Areas
- The Estates Phase 1

Overall Plat



Plats, Floor Plans, Elevations, Pricing, amenities and included features subject to change without notice.

Rendering and floor plans are artists conception and do not represent final product.



Jamie Steyer-Horn
334-538-7328
jamie.j.horn@hotmail.com

KW MONTGOMERY
KELLERWILLIAMS, REALTY

Randy Horn
334-467-1165
randylhorn@hotmail.com

Utility Information

Backflow Valve Testing

Powell's Backflow Service
334-233-5187

If required, you will receive a letter in the mail from the water company to have the valve inspected.

Electricity

Dixie Electric Cooperative
334-288-1163
www.dixie.coop

Internet

AT&T
844-886-4258
www.att.com/internet

The Orchards is wired for AT&T service.

Pest Control

SafeSpray Pest Control
334-319-9688

Termite, Pest & Weed control.

Security System

Advanced Tech Systems
334-229-9975
rmitchell@atsmgm.com

Contact Robert Mitchell for alarm panel setup/keyless entry setup.

Sewer

Adenus
888-423-3687
www.adenus.com

Maintenance Hotline: 877-669-0786

Trash

Amwaste
334-625-1700
www.amwaste.com

Email for service setup:
www.customercare@amwaste.com

Water

Montgomery Water Works
334-206-1600
www.mwwssb.com

Designscapes 2-10 Home Buyers Warranty and Contractor Information

2-10 Homebuyers Warranty

Specific warranty information will be provided by the Builder upon home closing.

2-10 Claims:

Phone: 1-800-811-8787
Email: Designscapehomes@2-10.com

Contractors:

Please check inner door of electrical panel for updated vendor list. Please contact 2-10 Home Buyers Warranty prior to contacting a service provider.

Appliances: AllSouth Appliance 334-239-3969

HVAC: Sensigreen 334-704-3274

Electrical: Gillespie Electric 334-524-6688

Plumbing: Southern Pride 334-291-5410

Roof: Superior Roofs 334-462-6465

Windows: After 1 year 2-10 Homebuyers Warranty expires, please contact the manufacturer of your windows.

Living in the Town of Pike Road - City Services

Emergency - IN CASE OF SERIOUS EMERGENCY PLEASE DIAL 911

Montgomery County Sheriff's Office
(Non Emergency Line)
334-832-4980

Pike Road Volunteer Fire Department
334-271-1048

Rolling Hills Lakes Volunteer Fire Department
334-288-7344

Waugh/Mt.Meigs Volunteer Fire Department
334-215-1122

Town Hall

Pike Road Town Hall
9575 Vaughn Road
Pike Road, Alabama 36064
334-272-9883
info@pikeroad.us

Gordon Stone, Mayor
www.pikeroad.us

Library

Pike Road Library
9585 Vaughn Road
Pike Road, Alabama 36064
334-244-8679

Monday-Friday 9 AM-6 PM
www.facebook.com/pikeroadbranchlibrary

Recycling

Pike Road Recycling Depot
450 Pike Road
Pike Road, Alabama 36064

Tuesday-Thursday OPEN 24 HOURS
Friday-Monday CLOSED
Please check www.pikeroad.us/faq for
updated days/times

*Plastics #1 & #2, Aluminum, Paper, and
Cardboard accepted*

Animal Control

Montgomery Humane Society
334-409-0622 ext. 208

Post Office

Pike Road Post Office
1320 Pike Road
Pike Road, Alabama 36064
334-244-8679 or 800-275-8777

Monday-Friday 8 AM-11 AM; 12:30 PM- 4 PM
Saturday 8 AM-10 AM
Sunday CLOSED

Mount Meigs Post Office
100 Old Pike Road
Mount Meigs, Alabama 36057
334-215-3619 or 800-275-8777

Monday-Friday 8 AM-12 PM
Saturday 8AM-9 AM
Sunday CLOSED

Voter Registration

Montgomery County Board of Registrars
125 Washington Avenue
Montgomery, Alabama 36104
334-832-1215

Polling Place (for all elections EXCEPT municipal)
Pike Road High School
696 Georgia Washington Road
Pike Road, Alabama 36064

Municipal Polling Place
Pike Road Town Hall
9575 Vaughn Road
Pike Road, Alabama 36064

Large Trash/Debris Disposal

County Maintenance Shop
2093 Meriwether Road
Pike Road, Alabama 36064
334-288-3712

*Open for trash disposal, the last Saturday of
the month*

Pike Road Schools

Registration: www.pikeroadschools.org/registration

Pike Road Elementary School (K-3)

500 Avenue of Learning
Pike Road, AL 36064
334-420-5310 phone
334-409-9626 fax
www.elementary.pikeroadschools.org

Take In Time: 7:25 AM
School Begins: 8:00 AM
Dismissal Time: 3:00 PM

Pike Road Intermediate School (4-6)

4710 Pike Road
Pike Road, AL 36064
334-420-5360 phone
334-679-5776 fax
www.intermediate.pikeroadschools.org

Take In Time: 7:15 AM
School Begins: 8:00 AM
Dismissal Time: 3:00 PM

Pike Road Junior High School (7-8)

696 Georgia Washington Road
Pike Road, AL 36064
334-420-5340 phone
334-676-5065 fax
www.juniorhigh.pikeroadschools.org

School Begins: 8:05 AM
Dismissal Time: 3:10 PM

Pike Road High School (9-12)

696 Georgia Washington Road
Pike Road, AL 36064
334-420-5380 phone
334-676-5065 fax
www.high.pikeroadschools.org

School Begins: 8:05 AM
Dismissal Time: 3:10 PM

Transportation Information

PRES Walkers

Morning Drop-off:

Due to the accessibility of Pike Road Elementary School, there is no neighborhood bus service to and from the Elementary School. Students can walk or be driven by car. There is a sidewalk on the left-hand side of the school, which takes students directly to the front door of the school. There is a crosswalk at the intersection of Avenue of Learning and Patriot Place (in front of the pool) with a crossing guard from 7:25-7:45 AM, each weekday morning. The school requests that all parents drop off students at the retaining wall. Please do not cross the parking lot to get to the school. Students will be escorted from the stop sign, in front of the retaining wall, to the front doors of the school by a school employee.

Afternoon Pickup:

Students can walk home or be picked up by car. The school requests that all parents wait by the retaining wall (across the parking lot from the school) to pick up students. Please do not wait at the school doors for your child.

PRS Bus Riders

Please visit www.pikeroadschools.org/transportation to locate neighborhood bus stops and track your student's bus.

Neighborhood Amenities

While enjoying the amenities that our neighborhood has to offer, we kindly ask that you keep all pets on a leash and pick up all pet waste. In addition, no one under the age of sixteen (16) is allowed to drive a motorized vehicle, including but not limited to: golf carts, 4-wheelers and dirtbikes/motorcycles.

Pool

The Orchards pool is open daily from 9AM-9PM during the pool season, which typically runs from May through October. Opening and closing dates are TBD by the HOA and will be relayed to residents via email.

Pool Information and Reminders:

1. The pool water is saltwater.
2. There is a key lockbox on the wall in the kitchen area. This key unlocks the storage room, so that you may access the radio. Keybox code: 420 Please remember to turn off the radio when you leave the pool, lock the storage room, and return the key to the lockbox.
3. Please take all belongings home with you.
4. Please put down umbrellas after you are done using them to avoid wind damage.
5. Please keep kitchen area clean and make sure to clean up after utilizing the grill station.
6. NO SMOKING in the pool pavilion or on the pool deck. Please remember that the pool is a family friendly environment.
7. No pets are allowed around/in the pool.

Pool Rules

1. SHOWER BEFORE ENTERING POOL
2. RUNNING OR BOISTEROUS PLAY IS NOT ALLOWED ON THE DECK
3. GLASS/SHARP METAL/HAZARDOUS OBJECTS ARE NOT ALLOWED
4. PETS/ANIMALS ARE NOT ALLOWED IN THE POOL AREA
5. PERSONS WITH CONTAGIOUS OR INFECTIOUS HEALTH CONDITIONS ARE NOT ALLOWED IN THE POOL AREA/POOL WATER
6. POOL HOURS ARE 9AM-9PM
7. STREET CLOTHES/SHOES ARE NOT ALLOWED IN THE WATER
8. GUM AND TOBACCO PRODUCTS OF ALL KINDS ARE NOT ALLOWED IN THE POOL OR ON THE POOL DECK AREA
9. BATHER LOAD IS 111 PEOPLE
10. MANAGEMENT HAS THE RIGHT TO ASK ANY PATRON TO LEAVE FOR NON-COMPLIANCE OF RULES

Neighborhood Amenities

Pond

The Orchards Pond is located in the Estates, at the end of the Avenue of the Orchards. It is stocked with plenty of fish for hours of quiet fishing with your family. Please enjoy this space and remember to pick up all trash and dispose of responsibly.

Playground

The Orchards Playground is conveniently located in the Cottages. Please remember to take all toys home with you when done playing. Also, please lower all table umbrellas to avoid wind damage.

Greenspace

The Orchards Greenspace (or common area) is centrally located in the Cottages. Please remember to pick up all toys and trash when done playing.

Basketball

The Orchards basketball hoop is located in the parking area adjacent to the pool. Please remember to take your basketballs home with you when done playing.

Mail Center

The Orchards Mail Center is centrally located at the pool pavilion. Lockboxes are assigned according to lot number. Please refer to the neighborhood plat map if you are unsure of your lot number.

The Orchards HOA

HOA Contact

Our neighborhood is still growing and in the construction phase.

Any HOA questions should be directed to Trent Newell: trent@newellroadbuilders.com.

Any development related concerns should be directed to Chris Newell: chris@newellroadbuilders.com.

HOA Dues

Dues reminders will be mailed to individual homeowners. If you choose to pay monthly (\$62.50/month) you or your bank may send a check to:

The Orchards Home Owners Association
13266 U.S. Hwy 31
Hope Hull, Alabama 36043

HOA Advisory Board

An advisory board of homeowners has been formed to help advise the developer representative on issues pertaining to the neighborhood. The members are as follows:

Rachel Baccigalopi
The Cottages

Jessica Jones
The Cottages

Maddy Downing
The Bungalows

Cory Kroeger
The Cottages

Brian Harris
The Cottages

Sarah Muzio
The Cottages

FAQs

Q: What day is ‘trash day’?

A: Thursday (unless there is a holiday on Monday, then trash will be picked up Friday)

Q: I haven’t received my trash can yet! Can I use the construction dumpsters to dispose of my trash/moving boxes?

A: No, dumpsters are for construction waste only. Amwaste will pick up your trash and broken down boxes even if you have not received your trash can yet. Please utilize the County’s Large Debris/Disposal Day if you have large home items to dispose of such as mattresses/box springs or appliances.

Q: I live in the county so I can be as loud as I want, right?

A: As a courtesy to all families in the Orchards, please refrain from creating loud noise outside after 9 PM.

Q: Do we have a community maintenance person?

A: Currently, the Orchards does not have a community maintenance person. If there are any serious maintenance issues, please contact Trent Newell, Developer. In addition, be courteous to your neighbors and please pick up all trash and pet waste.

Q: Can I park my vehicle in the empty lot adjacent to my home?

A: No. Please limit parking to your parking pad/ carport/garage only.

Q: Is there an overflow parking lot in the neighborhood I can use?

A: Yes. There is an overflow parking lot at Cider Street/Patriot Place. In addition, most alleyways have gravel strips, which can be used for extra parking.

Q: Who is in charge of cutting the grass?

A: The common areas and HOA owned spaces are cut by one lawn company. The empty, unsold lots are cut by the developer. You will see two different crews working concurrently to keep the grass cut/maintained.

Q: There’s lots of open space around here! Can I let my dog run around and explore?

A: We kindly ask that you keep your pet on a leash at all times and pick up all pet waste and dispose of properly upon returning home.

Q: Can my child drive my golf cart?

A: Unless your child is 16 years of age, they cannot drive your golf cart around the community.

Q: I ran out of storage space! Can I use my front porch or under my carport to store items?

A: Please do not use your front porch or carport as storage. Be mindful of your neighbors and how your space is presented.

Q: I would like to build a fence. Is that ok?

A: All fences and other structures/changes to the home must be approved by the Architectural Review Board (ARB). Please see the Neighborhood Covenants for further information and how to contact the ARB.