

Woodland Creek – Annual Neighborhood Meeting  
March 28, 2017

I. Call to Order

There were 32 homes represented.

Jimmy Rutland called the meeting to order at 5:30 pm and introduced himself, Charles Saliba and Darolyn Klein.

Mr. Rutland explained the history of the Homeowners Association and involvement from himself, Charles Saliba and Darolyn Klein. He also explained the purpose of the association is to help manage common areas, amenities, budget, billing, etc. The HOA is a partnership between the developer and the homeowners.

2016 minutes were discussed and reviewed.

II. Financial

The 2016 Year End Financials were reviewed.

The 2016 Budget was introduced and expenses were discussed.

1. Dues will remain the same \$65 per month and \$780 per year.
2. The one time Initiation Fee for NEW homeowners is \$300.
3. The Transfer Fee for Rental Houses is \$175.

III. General Discussion

1. Who is the fiscal head for HOA contracts and expenses? Jimmy Rutland, Charles Saliba and Darolyn Klein.
2. Advanced Disposal – Lowder does not contract with them, the City of Pike Road has made the arrangements for homeowners. Advanced Disposal does not pickup tree limbs and bagged grass clippings. They will not pick up anything outside of the green trash can. Homeowners expressed a need for this service.
3. White Poplar Island is named White Poplar and a monument sign with landscaping has been ordered.
4. Neighborhood Representatives were introduced and discussed.
5. Woodland Creek is not the Central site for the Parade of Homes in 2017. There will be a Village with 3 or more homes.

- a. Parade Dates: July 8-9 and July 15-16, 2017
6. 2018 Woodland Creek is planning for the Central Site for the Parade of Homes.
  7. The land that was designed for multifamily land has been redesigned into single family. This makes the total number of homes for Woodland Creek 855.
  8. The outside builders that come into Woodland Creek for the Parade of Homes is approved and screened by Lowder. Not just any builder is allowed and quality is important.
  9. Renters: Lowder will not sell more than 10% of new homes to an investor. The covenants do not set limits on number of renters in the existing homes.
  10. Homeowners requested 3 way stop sign be considered on Crescent Lodge Drive to help control speeding. The Planning Commission has control of this decision not Lowder New Homes nor the HOA.
  11. Traffic light at entrance on Vaughn Road is in the control of the State of Alabama and should be installed in the future. Homeowners requested there be a protected left turn.
  12. Woodland Creek is designed with only one entrance and exit.
  13. No entrance cameras are planned at this time. There is a security guard at night that rides through the subdivision.
  14. Cumberland – Dubose has cleared on their land to access the new street developments. Jimmy said he is not aware of any new construction on the Dubose property.
  15. Pine Tree Beetles has been in the neighborhood and CMT has sprayed and removed some trees.
  16. Lowder New Homes does not warranty pine trees on a new home lot.
  17. Vacant lot on Saw Tooth Loop is going to be cut more often. Please report any dumping on vacant lots to Darolyn Klein.
  18. Pool Managers were discussed and a homeowner requested to have pool open in September at least on the weekends even if pool managers are not available.
  19. Complaint about construction workers staying on the construction site into the night. Music too loud during the daytime. Please call Darolyn Klein anytime this happens. Jimmy will talk to the supervisor.
  20. Request for another pool. The subdivision is designed to have only one pool.
  21. Dues are not increasing in 2017. The one time initiation fee for new homeowners is increasing from \$240 to \$300.
  22. Other builders did not bring in dumpsters, nor did they clean construction sites like Lowder's crew. Jimmy said he will require a deposit from the builders and correct this problem.
  23. No other amenities such as tennis courts are planned for Woodland Creek.

Meeting was adjourned.