

Woodland Creek – Annual Neighborhood Meeting  
April 18, 2019

I. Call to Order

There were 37 homes represented.

Darolyn Klein called the meeting to order at 5:30 p.m. She requested that in the interest of time and making sure everyone with a comment or concern could be heard, each person please limit their comments of each subject to less than 5 minutes. Darolyn then discussed the purpose of the HOA – to help manage common areas, amenities, budget, billing, etc... Some things HOA cannot control is speeding, kids riding electric vehicles as examples and advised the residents to please contact law enforcement regarding those matters.

Darolyn introduced Dawn Wagstaff, Charles Saliba and Adrienne O’Leary. She also introduced the representatives from each neighborhood pod. She noted that at year end of 2018, there were 525 HOA members and has grown by approximately 30 additional in 2019 so far.

II. Financials

The 2018 Minutes were brought up for review, correction and/or discussion. There was none so the minutes were approved.

The 2018 and 2019 budgets were presented for review, correction and/or discussion. There was none.

Darolyn noted that the board had voted to replace all fitness equipment in the fitness center. New treadmills, ellipticals and bikes.

III. General Discussion

- Darolyn discussed the purpose of Next-door and Woodland Creek Facebook page, neither of which is in any way connected to the HOA. The HOA does not monitor the Next-door app or the Facebook page. If you have a subject matter that needs attention, please e-mail Darolyn as nothing will happen if it’s just put out on social media. Contact Darolyn directly with any issues.
- Darolyn gave an update on the possibility of a traffic signal at Woodland Creek and Vaughn Road. Explained that Jimmy Rutland had reached out to ALDOT and requested that a representative attend this meeting, however, was not able to get a commitment from ALDOT for that to happen. They are the only ones that control whether a light can be installed. The town of Pike Road must petition the state for this to happen. ALDOT did a study of this area in 2017 and stated that, at that time, it did not qualify for a light. They are currently doing another study, the data will be evaluated and a decision made, however, no decision yet. Darolyn was told by ALDOT that there are plans to widen Vaughn Road.
- **Justin Shiver Question:** Would the island remain when Vaughn is widened?

Answer: Charles Saliba said the island would stay but all signs, fencing and landscaping would have to be moved back.

- **Frankie Mitchell Question:** Does right hand rule apply or not at the stop?  
Answer: Darolyn answered that's not something the HOA can answer, but would defer to Sheriff Cunningham when he arrives to speak with residents.
- **Erin Turnham Question:** Who is responsible for repairing pot holes?  
Answer: Charles Saliba answered that the Town of Pike Road is responsible and residents should contact Brad Flowers, the Town engineer. Darolyn noted that she had been told that there was a large sink hole that had to be repaired and that took away a lot of the road repair budget and put the Town behind in repairs.
- **Chap Gilmore Question:** Why does Woodland Creek only have one entrance? Very concerned that if the bridge went out, there would be no way to escape an emergency situation in the neighborhood? Wanted to know if one of the vacant lots in the neighborhood was being considered as an alternate route out?  
Answer: Darolyn noted that the design of the neighborhood with one way in and one way out was accepted by Montgomery County before the neighborhood was developed. The Town of Pike Road by accepting Woodland Creek, accepted that design. The majority of homeowners prefer only one way in and out for security purposes. She noted that in an emergency situation, first responders would aid homeowners in exiting the community.
- **Rich Muller Question:** Will HOA dues be increasing this year?  
Answer: Darolyn answered that they will not.
- **Amber Scott Question:** Is there a neighborhood rep for Birch Creek and who does she need to contact about a street light being out by her home?  
Answer: Darolyn said there is not yet a rep for Birch Creek, they are currently represented by Crescent Lodge Circle but as they grow they will be granted their own rep. Regarding the street light, please send Darolyn the address and she will make sure it gets repaired.
- **Clint McDonald Question:** Is Lowder still responsible for the main road into Woodland Creek or has it been turned over to Pike Road? Also, do they have no responsibility for the construction vehicles that tear up the road?  
Answer: Charles Saliba answered that the HOA paid for repairs to the bridge. The bridge is designed as an interstate bridge meaning it is designed to handle the same kind of traffic as an interstate highway and regular wear and tear is normal. Pike Road is responsible for the roads in Woodland Creek; suggested more residents contact Pike Road and attend Council Meetings regularly to voice their concerns.
- **Erin Turnham Question:** What is the new construction across the street?  
Answer: Darolyn said it will be the new model home for neighborhood.

#### IV. Introduction of Guest Speaker – Sheriff Derrick Cunningham

Darolyn gave a short bio on the Sheriff. Sworn in office in 2015. First African American Sheriff elected in Montgomery County.

Talking points of his presentation:

- County is growing and with that comes growing pains.
- He understands that residents are concerned about the need for a traffic light at the entrance; knows ALDOT is studying but unsure of the outcome or the time frame
- Encouraged WC residents to call when they see something out of the ordinary
- His dept. does routine patrols, even so, he realized there are a lot car break ins; encourages residents to lock their car doors and leave nothing visible in your locked cars.
- Encourages residents to download the Montgomery County Sheriff's app; lots of information on the app and push notifications in emergency situations; also has copy of quarterly newsletter.
- Encouraged residents to sign up for home vacation checks; did over 5,800 last summer alone; while you are away, they will routinely come by and check your home.
- **Resident Leigh Aaron Question:** What can be done about dirt bikes, four wheelers, motorized scooters and golf carts on the streets and sidewalks of the neighborhood?  
Answer: All of those are illegal to drive on the streets and sidewalks; trying to get the legislature involved to enact laws against it and trying to get the Town of Pike Road to enact an ordinance against it. Please call the Sheriff's dept. if you see someone horse playing on any of these. If they are being respectful, officers will generally just let them be, however, if being reckless they can be cited.
- He thanked the residents for their time and attending the meeting.

Darolyn Klein adjourned the meeting at 6:25 p.m.