

Woodland Creek – Annual Homeowner’s Meeting  
March 12, 2020

I. Call to Order and Financials

There were 46 homes represented.

Darolyn Klein called the meeting to order at 5:30 p.m.

Darolyn introduced Dawn Starnes (Lowder New Homes), Charles Saliba. She also introduced the representatives from each neighborhood pod. She told about their roles in the community. She reminded residents to please let her know if they would be renting their homes so she could send the renter a letter. She is currently working to get letters out to neighbors regarding signs in the yards, upkeep of yards and renters.

Darolyn introduced the 2019 minutes. Asked if there were any corrections/comments. There were none. Approval of 2019 minutes.

Darolyn introduced 2020 budget and the 2019/2020 budget comparison. Asked for corrections/comments/questions.

1. **Stuart Meyers** – Why was the budget increased over \$30,000?  
Darolyn explained that it covers the advancing age of community; used for upkeep of the neighborhood common areas; maintain the beauty of the community
2. **Julia Livingston** – Do the people hired for landscaping/maintenance have to bid against others for the contract?  
Darolyn explained that she typically considers at least 3 competitive bids per contract
3. **Graham Champion** – What is the fund balance? If a surplus of funds, what would it be used for?  
Darolyn referenced the budget sheet for the balance and explained that the surplus is used for upkeep, maintenance and improvements in the community and for future repairs maintenance.
4. **Doris Love** – Expressed concern that Christmas lights didn’t work some of time the previous holiday.  
Darolyn explained that she never received a complaint last year during the entire season. On the contrary, she received several compliments and thanks on the new lights. Stressed that she would have to be made aware of the problem in order to fix it. Asked residents to please call her with any concerns and she will address.

With no other questions or comments, Darolyn passed the budget for the year.

## II. Guest Speaker

Jimmy Rutland introduced himself to the residents as the President of Lowder New Homes and then introduced the guest speaker, Mayor Gordon Stone of Pike Road.

Mayor Stone gave residents an update on the state of the City.

1. New Publix being constructed
2. Excited about new retail and the increase in property value it will spur over the coming years
3. Coronavirus update: City is prepared for a “worst case” scenario
4. Red light has been approved and is coming to the Woodland Creek entrance
5. Pike Road is blessed with growth; MPO and Pike Road have 6 projects currently underway
6. Turn lane installed at Pike Road and Vaughn has had a positive impact
7. Many economic opportunities for Pike Road are underway now
8. School system is running great; BOE and superintendent are in place; very proud that Pike Road has 100% parental membership in all 3 school PTO’s

Mayor Stone opened the floor for questions:

1. What is the time frame on getting the red light installed at the entrance?  
He hopes this year but does not have a specific time frame; Brad Flowers (city engineer) says he is waiting on the design
2. Resident is concerned about the new Waffle House bringing in undesirable patrons?  
Waffle House is designed to be very upscale, as well as, a new ZTec gas station coming; the designs were done with a 25 year life span in mind
3. Will a left turn lane be added with the red light?  
Yes

Mayor Stone impressed that the any buildings being added the Pike Road will only add to the beauty of the town. New buildings are designed with a hometown/old fashioned look. They are built with special uniqueness; long term value. He mentioned that traffic would most definitely increase with the new Publix but the town will make every effort to make the necessary adjustments as quickly as possible; can’t guarantee how quickly; traffic is a sidebar of growth.

Mayor Stone thanked the residents for being good neighbors; noted that the partnership with Lowder New Homes has been great and successful.

### III. General Discussion

- Darolyn thanked Mr. Stone for attending and, after noting that at the end of 2019, there were 593 homes currently built in Woodland Creek with over 600 now built and/or occupied (capacity of 885 when built out), announced she would open up the floor for general discussion.
- **Chap Gilmore Question:** Will there ever be a second entrance to WC? Will there ever be another clubhouse?  
Answer: (DK) Not in the master plan to have a second entrance or another clubhouse and it's better for everyone (especially regarding safety) if there is no second entrance; a second clubhouse is also not financially feasible
- **Graham Champion Question:** Very concerned about dumpsters on the street by new construction with no reflectors.  
Answer: Darolyn answered that she will address with the builders and with Jimmy Rutland and try to get that resolved
- **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.
- **Mr. Hartley Question:** Will there be additional pods added to the WC?  
Answer: Please come to Darolyn's office during business hours and review the plat map so you can see the master design.  
Crescent Lodge Circle and Helena there is a street light out.  
Darolyn noted that she will check on that light and if needed get AL Power or an electrician out to assess the problem
- **Lisa McKisick Question:** Why were the trees behind her house clear cut? She paid a lot premium (extra \$5k) so that this wouldn't ever happen and it did anyway. She feels like LNH is not taking any responsibility. She needs to understand how the re-forestation will occur?  
Answer: Darolyn answered that she understands that this was not a Lowder New Homes error but a DuBose error/mistake that they have agreed to correct. She is unsure how the reforestation will occur. Will check with Jimmy Rutland.
- **Becky Bagwell Question:** Were the 885 homes planned from the beginning?  
Answer: Darolyn said yes that was the original master plan.
- **Betsy Guy Question:** Will there ever be a second pool?  
Answer: Darolyn answered that no, there will not be a 2<sup>nd</sup> pool.

Darolyn asked if any other questions/concerns/comments. There were none. She draws for door prizes. Darolyn Klein adjourned the meeting at 6:40 p.m.