

# Woodland Creek

## Annual Homeowner Association Meeting

### April 29, 2021

**Welcome and Introductions:** Sara Heatherly, Vice President of Development with Lowder New Homes. Sara serves on the Board for Woodland Creek and is the ARC Committee Chairman for approvals in Woodland Creek

**Guest Speaker** – Chris Dunn, City of Pike Road Council Member and Planning Commission Chairman

- Encouraged neighbors to sign up for the weekly email newsletter from the Town.
- Excited about the new Publix.
- The City wants to keep the country feel in Pike Road.

### **Questions:**

- Erin Turnham – Asked Chris to speak about the new Stone Martin neighborhood.
- Chris stated the Stone Martin neighborhood (Abbington) plans to have homes available in May 2021. Sara noted Abbington will have a total of 328 lots with a combination of 40, 50, & 60 foot lots. They are working on the first phase.
- Chris stated Penn Meadows neighborhood will have homes available in May 2021. Penn Meadows will have 149 lots and 80 foot lots. Penn Meadows will not have an amenities center.
- Traffic Light – Chris stated the traffic light is a complicated issue. Many years ago the Alabama Department of Transportation (ALDOT) held a public hearing regarding widening Vaughn Road to five lanes. ALDOT has authority over Vaughn Road. Numerous traffic studies have been conducted and we have reached the number to have a traffic light. The traffic light is approved and is planned for the near future, however Pike Road does not have control of the process. We will not have to wait for the widening of Vaughn Road before we can have a traffic light installed.
- Another traffic light at Publix and Vaughn Road – Chris stated there will not be another traffic light there because it is too close to the traffic light at Pike Road and Vaughn Road. ALDOT will need to be involved in any decision making.
- Waffle House – Chris stated the Waffle House is still in the works.
- All the store fronts in the Publix shopping center are leased.
- Chris stated another shopping center may be coming soon since the Publix shopping center is so successful.
- The gas station at Vaughn Road and the new bypass will begin construction soon. Another gas station will be built at the corner of Chantilly and Vaughn Road with construction beginning soon.
- Chris Dunn shared his cell number 334-399-0659 and encouraged anyone to call with questions or concerns.
- Chris stated he would look into 18 wheelers parking in the turn lane at the Dollar General.

## Meeting Called to Order by Sara Heatherly

- Review of Minutes from 2020 Association Meeting
- Is there any discussion?
- The Minutes are approved as presented.
- Review of Financials
- 2020 Year End Actual
- 2021 Budget
- 2020 vs 2021 Comparison
- Is there any discussion?
- Chuck Gambrell – discussed the financials. The developer payback will happen in the next 2 to 3 years.
- The Budget is approved as presented.

## General Discussion

- Sara – 650 houses in the neighborhood right now. When the neighborhood is completed there will be 885. Blue Stone Circle was just completed. Work will begin soon on completing Crescent Lodge Circle.
- Sara – A new epoxy coating was installed on the bridge. Lowder New Homes has paid for this. The issue with the bridge is cosmetic and not a structural issue. Sara stated the coating will be removed or worn off eventually. There is a plan for the wood deck to be replaced when the homeowners take over the neighborhood. Sufficient funds are provided for the replacement of the wood deck.
- Darolyn Klein, HOA Manager: Introduced herself to homeowners. She thanked the homeowners for attending the meeting.
- Darolyn introduced Leigh Aaron, who is recording the minutes. Leigh is a Neighborhood Representative and Volunteers for the Neighborhood Events.
- Darolyn also thanked Michael and Maria for bringing the microphone.
- Darolyn introduced the neighborhood representatives.
- Darolyn stated the purpose of the Homeowner's Association and opened the floor for questions.

## Open Discussion

- Mark Smith – Crescent Lodge Drive – He thanked Darolyn for all her work. Mark is concerned about children driving golf carts in the neighborhood.
  - A homeowner explained golf carts are illegal on the public streets in the Town of Pike Road.
  - Darolyn stated the HOA does not have the power to remove golf carts from our public streets. She stated if the homeowner is known, she can send a letter to the parents. She stated the Sherriff's department needs to be contacted.
- Neal Hughes – Crescent Lodge Circle – He asked if there are plans for another green space or parks in the neighborhood.
  - Sara stated a green space is planned in the new "Dakota" area.
- Wayne Barron – Crescent Lodge Drive – Wayne thanked Darolyn for the Christmas Lights Decorating Contest. He stated he will go bigger and better for this year.
- Darrell Rigbsy – Helena Drive – He asked what is the role of the neighborhood representatives.

- Darolyn stated the neighborhood representatives will be more important in the future when the homeowners take over the neighborhood. The neighborhood representatives give input in decision making issues. Currently, they assist homeowners in their pod with any issues they may have. Additionally, they communicate any issues in the neighborhood or in their pod to Darolyn.
- Erin Turnham – She stated she delivers letters to her pod to notify them of important events. She also stated homeowners have then shared issues with her which she is able to share. Some Hampton pod homeowners are concerned with street parking.
  - Darolyn stated she can send a letter.
- Jim Galuzzi – Gunnison Drive - He asked if there is a planned future space for parking boats or RVs.
  - Sara stated there is not a parking lot in the plan for those vehicles.
- Ashley Mastin – Gunnison Drive - She is concerned about the sidewalk & road on Gunnison Drive.
  - Sara stated the sidewalks and roads will be repaired.
- Frankie Mitchell – Silver Bell Court – Frankie is concerned about the new neighborhood which will back up to their pod and asked about a second entrance.
  - Sara stated the neighborhood will only have one entrance. The fire department has required an emergency exit to the neighborhood.
- Ali Kloeppel – Helena Drive - Asked about trash cans.
  - Darolyn stated trash cans should be out of sight.
- Darrell Rigsby – Helena Drive – He asked about a green space behind the Helena pod.
  - Sara stated there is not a green space planned for that area, however that land will be owned by homeowners.

**Meeting adjourned.**

