

Woodland Creek – Annual Homeowner’s Meeting
March 31, 2022

I. Call to Order and Financials

There were 50 homes represented.

Sara Heatherly called the meeting to order at 5:30 p.m.

Sara introduced Dawn Starnes (Lowder New Homes) and Amanda Miller (HOA Manager).

Sara introduced the 2021 minutes. Asked if there were any corrections/comments. There were none. Approval of 2021 minutes.

Sara introduced 2021 budget, the 2021/2022 budget comparison, and the 2022 budget. Asked for corrections/comments/questions. There were none. Approval of 2021 and 2022 budgets.

Sara gave a Neighborhood Development Overview: 755 homes currently built in WC; at completion, there will be 885 homes; development is close to 100%; Plat 14 completed, which gives residents an alternate traffic route now that the roads are finally connected; working on L1 plat which will have 60 60’ lots; red light is complete; left hand turn lane and guard rails should be completed soon.

Sara then turned the meeting over to Amanda Miller for a WC HOA update:

Amanda explained the purpose of the HOA ; The purpose of the Association is to properly maintain the common areas in the community, manage insurance, contract services, utilities and other needed materials and services. The HOA is a partnership between the builder and the homeowners. The Board, Lowder New Homes at this time, is obligated to make ethical and legal decisions that best serve the entire neighborhood. An HOA is only concerned with what effects the entire subdivision, which helps maintain your individual home property value and your quality of living in the community. Fiduciary duty requires the board to ensure that the assessments you pay are used properly to maintain a neighborhood.

Amanda then gave an overview of 2021 accomplishments:

1. Various events were a success (Easter Egg Hunt, Christmas Event, Small groups and Splash Event)
2. Hired a new landscape company (Landscape Workshop) that started Jan. '22; working through processes with them and getting them up to par on various needs
3. POD monument refreshes will soon be underway, will work through them a few at a time, from those which need it the most to the least
4. Replaced dead trees on Silver Bell
5. Light pole refreshes are underway and will continue until completion

6. English Pools will be replacing pool tile surround and will be complete before the pool opens on April 30th
7. Easter Egg Hunt for 2022 is in 2 weeks; please let her know if you can volunteer
8. Newsletter is now sent electronically, however, if you wish to have a hard copy, one will be provided; if she doesn't have your email, please let her know
9. Homeowner is completing a Free Little Library in the coming months in memory of her daughter who passed away and was an avid reader; be on the lookout for this

At this point, Amanda turned the meeting back over to Sara for open discussion.

II. General Discussion

- **Dan Farricker (9454 Crescent Lodge Circle):** Repairs are needed around the dog park sidewalks and there is also soil erosion on the sidewalks in various pods; who is responsible for these repairs? What is happening at the corner at the entrance of the neighborhood?
Answer: (AM) Concrete is being repaired around the clubhouse and dog park; should be starting in the next few weeks. (SH) Developer is responsible for some areas and the Town of Pike Road for others; depends on if the street has been turned over to the city; Sara is happy to meet with the HO and let him show her his areas of concern so she can address. Regarding the front entrance, LNH does not own this land, Reggie Dubose owns this; no matter what goes there, there will have to be a public hearing; there will be posted public signs; she reviewed the LNH contract with Dubose which lays out what cannot be put there including car wash, fast food, gas stations, etc....
- **Graham Champion (9179 Crescent Lodge Drive):** Will there be a cut in/cut out drive from Lodge Drive or will it be out to Hwy. 110? Also....there is a real problem with parking on the street overnight on a regular basis. What can be done about this?
Answer: Sara explained that there will be a turn out from Lodge Drive; has to have LNH approval; will make it as far away from the red light as possible. Regarding the parking on the street, Amanda explained that per the bylaws no one is allowed to park on the street for more than 24 hours; if you let her know who that someone is, she will contact the homeowner; she is not here overnight and even though she drives through the neighborhood multiple times a day she is only here for 8 hours during the day and does not know if someone has been parked on the street longer than 24 hours; she asked that the homeowners please assist her with this and she can speak with the offending homeowner. She reminded residents that anything that is brought to her attention is kept completely confidential.
- **John (9132 Helena Drive):** Is the HOA responsible for maintaining sidewalks?
Answer: Sara answered that curbs/sidewalks and areas around the Lodge are HOA responsibility until the final wearing surface is put down at which time it becomes the Town of Pike Road's

- **Chelman Rhodes (9322 Crescent Lodge Circle):** New construction worksite area debris is a problem and also subcontractors speeding is a problem. How can this be addressed? Can there be a street sweeper after/during construction? Sometimes there is 2-3 inches of dirt/mud/rocks on the street; some streets have massive potholes; how can this be addressed? Manhole storm drain cover was off a few days ago; who's responsibility is that? When will the bridge be repaired?
 Answer: Sara will research street sweeper but have to be careful as these can sometimes throw up rock and debris and create damage; Sara will also reach out to the builder and subs regarding speeding issues; Amanda reminded residents that speeding in general is not an HOA issue, but a police issue; please contact police regarding speeding and she will ask them to step up patrols. Sara will look into potholes and asked Mr. Rhodes to get her a list together and she would check on them to see what can be done. Regarding the manhole cover being off, this is a matter of parents taking personal responsibility for their children; Amanda reiterated that if you see an issue let her know when it is happening, she cannot address if she hears about it days later; residents can call or email her. Sara addressed the bridge repair. They are planning to remove the epoxy aggregate; there may be some damage from this, which will be addressed as needed; they will put down an acrylic polymer to help extend the lifespan of the existing wearing deck; York Bridge company believes we can get approximately 2 years with the current wearing deck before replacement is needed; it is budgeted to be replaced with a very hard wood called IPE; it will have built in grooves to help with traction; this is all at the suggestion of York Bridge Co. who built the original bridge.
- **Jurgen Kropp (9315 Crescent Lodge Circle):** Are there any plans to add another entrance to the neighborhood? Concerned about the traffic when bridge work is being done.
 Sara answered that there will be an emergency fire access in the back of plat K-1; no other entrances into or out of the neighborhood are planned; a positive thing when it comes to safety; regarding the bridge work, will try to do the work during the overnight hours and least busy times during the day; traffic may be down to one lane at some point during work but will try to avoid that by doing work at night and off hours. We have done work on the bridge several times over the years without too much headache.
- **Julie Livingston (9021 Black Cherry Trail):** She wants clarification on what authority the Pool Managers have. She has had very bad experiences while bringing her young grandchildren to the pool and having rowdy, very drunk adults in the pool area.
 Amanda said the pay is \$8 per hour so it's very difficult to hire anyone other than young adults that need a summer job; they are trained and know the pool rules but they are often young and don't feel empowered to call out unruly guests; she is in the process of hiring and training now and will make sure they know how to enforce pool rules; it is not against the rules to have alcohol in the pool area, but reminded everyone that it is not allowed while inside the pool; as stated in other situations brought up tonight, if you see a problem please let her know so that she can address it with the homeowner

- **Reid Williams (9233 Crescent Lodge Drive):** There is a speeding issue; people fly down the streets; would developer consider speed bumps on the main roads in the neighborhood; feels this may be the only permanent solution.
Sara said that she would certainly be open to installing speed bumps on main streets; this is a process as there has to be speed counters installed for time period to look at the traffic flow; she will look into it; Pike Road will eventually have jurisdiction over maintaining so would have to work in conjunction with the city
- **Mary Rhodes (9322 Crescent Lodge Circle):** Concerned about how parents are not being accountable for their children's behavior and actions in the neighborhood; feels like they need to be more respectful
Sara and Amanda reiterated that there is only so much the HOA can do and this is another one of the areas when personal responsibility is key to keeping WC safe for all
- **Leah Watkins (9400 Crescent Lodge Drive):** What are the rules for dirt bikes, 4 wheelers, golf carts, etc? Why is the WC Facebook page taking down pictures/addresses of people that are violating the covenants/bylaws?
Amanda reminded residents that ONLY CARS are permitted on the streets on WC but she, again, cannot enforce traffic laws; if you see someone riding an ATV, golf cart or dirt bike on the streets of WC please call the police. Regarding the WC Facebook page, Lowder New Homes, the HOA nor Amanda are the administrator(s) of any social media pages nor are we members of any social media pages regarding WC. We do not monitor the pages. You may want to reach out to the administrator of any such page.

As a follow up: Leigh Aaron (9536 Gunnison Dr.) wanted to remind her neighbors that the police are very responsive; if you see something that is a violation of the law (ie: speeding, unauthorized vehicles or suspicious behavior) – call the police! Please make this neighborhood your responsibility. Please take ownership of this neighborhood because it is ultimately ours to take care of.

- **Julian Carpio (9120 Helena Drive):** Are there any plans for any additional amenities? He would like to see tennis courts installed; would add to the community.
Sara answered that the new plat (Dakota) has a green space in the plan but there are no plans for any additional amenities; she said they are considering expanding the now existing playground area; she explained that after 100% completion of the plat development of WC (within the next year) the process will begin for the developer (LNH) to begin turning over the HOA to the residents; she asked that they start considering now who they might want to sit on that board; she said perhaps once the HOA was turned over to the residents other amenities might be considered
- **Wendell Scott (1003 Clarion):** Could there be some clean up of the walking trails around the lodge and possibly some work done around the creek to make it more appealing? It looks very swampy and overgrown.

Sara said she and Amanda would have the new landscape company look at those spaces and get them cleaned up and will have them look at the creek area and give her ideas on how to improve the appearance

Amanda stated that a Creek Revitalization Committee could be formed to suggest ways improvements could be made, Wendell agreed the idea was good and volunteered to be on the Committee

- **Betsy Guy (9382 Crescent Lodge Circle):** Wants to remind neighbors to please clean up after you dog. She consistently sees dog feces on the sidewalks and walking spaces around the neighborhood.
Amanda reminded residents that there are dog stations in the neighborhood with bags and disposal areas. Sara added that we could consider adding more around the neighborhood and asked residents to please send her their suggestions to Amanda as to where they thought useful locations would be
- **Cindy Wright (9117 Saw Tooth Loop):** Has 2 concerns: 1) Excessive dog barking in WC 2) People parking on the street in a curve.
Sara reminded her that this is not something the HOA can control, however, we can send them a letter if you'll make Amanda aware of it; Sara made several suggestions: 1) talk to your neighbor personally and tell them your concerns 2) Call Animal Control and ask for a welfare check on the pet if it continues. Regarding parking in a curve, Amanda said that this is a traffic violation so if you make her aware of it, she will reach out to the homeowner personally; you can also call the Sheriff's Department because they can issue a citation for this which should deter the dangerous parking
- **Jeff Cahill (9272 Crescent Lodge Circle):** Lowder New Homes needs to do a much better job of keeping their job sites clean. They consistently leave trash, bury trash under sod and it impacts the neighbors around the new construction and the streets.
Sara explained that she is in the middle of implementing new processes and procedures to keep job sites cleaner and we are hopeful that you will see a great improvement in the near future.
- **Caroline Tompkins (9820 Silver Bell):** Fence down in area where work was done. When will it be repaired?
Sara said that Wednesday of next week it is scheduled to be repaired weather permitting; once fully repaired, the fences will be put back up.

Sara asked if there were any more questions/concerns. None were voiced. Sara told residents that she and Amanda would stay after the meeting if anyone had anything they needed to discuss with them.

Sara adjourned the meeting at 6:35 pm.