

Woodland Creek – Annual Homeowner’s Meeting
March 23, 2023

I. Call to Order and Financials

There were 39 homes represented.

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

Sara introduced herself and Amanda Miller (HOA Manager).

Sara introduced the 2022 minutes. Asked if there were any corrections/comments. There were none. Approval of 2022 minutes.

Sara introduced 2022 budget, the 2022/2023 budget comparison, and the 2023 budget. Asked for corrections/comments/questions. There were none. Approval of 2022 and 2023 budgets.

Sara addressed the semantics of the neighborhood paying back the developer’s subsidy; what is covered (ie: electricity bills, landscaping, etc.) She discussed the impending turnover to the homeowners; she discussed some “big ticket” items that the neighborhood HOA would be investing in in the near future. The bridge re-surfacing would be one. Other factors are taken into consideration as well, such as any potential work needed in the future. The pool resurfacing was an example. These things go into account when preparing the budget as well as determining the amount of funds necessary to retain in the bank. She also discussed that Amanda was in the process of upgrading the key card system for pool access.

Sara gave a Neighborhood Development Overview: 798 homes currently built in WC; at completion, there will be 885 homes; development is close to 90%; she discussed that the new plat will have a small playground in it which will be completed in 2023 at a cost of \$50-75,000. There was a question from a homeowner asking where the new plat was located, and Sara answered that it was on Bluestone. The new plat has 55 lots and building will start in the next few weeks. Woodland Creek should be completely built out within 2 years.

Sara discussed the need to start planning for the HOA turnover to the homeowners. She would like a board in place by the end of the year and a complete turnover within 24-48 months. She said the board needs a minimum of 3 members and a maximum of 7. There would also need to be several committees in place like Architectural Review.

II. General Discussion

- **Sommer Rinehart (8978 Big Horn Trail)**

If everything is in the budget, why are there not line items showing this?

Answer: Sara explained that the entire budget has an extensive list of line items, however, any homeowner can set up an appointment to view the entirety of the budget

at Lowder's offices. She also directed her to Helen Hendon in Accounting at the main office.

- **Gwen Garner (9884 Bluestone):**

What is being done about the dirt road behind her property that connects to Abbington?

Answer: Sara advised it is an emergency fire access easement; working on drainage in the area by putting down rock and adding shrubbery and installing a gate that can only be accessed by the fire department. We don't own the land directly behind her home. That is owned by Stone Martin and Sara is unaware of any plans for development of that area. She believes it will be used as green space.

- **John Brady (9708 Silver Bell Court)**

Will that road be opened for use during the bridge repair?

Answer: Sara stated it will not. The bridge will be taken down to one lane during the repairs. It will be scheduled when school is not in session. Sara stated that this process has been done several times before.

- **Mary Rhodes (9322 Crescent Lodge Circle):**

Why is there excavating equipment behind her home?

Answer: Sara advised that Montgomery Water Works and Sanitary Sewer Board is extending the Millie Branch sewer line to serve future properties. This sewer line will be used to serve the Lowder's new neighborhood in Pike Road.

- **(Neal Hughes 9411 Crescent Lodge Circle):**

What is the turn in at the entrance of the neighborhood?

Answer: Sara advised that we do not own that land. She has been told that it is being cleared to get it ready to sell. It is zoned as commercial property. There are restrictions as to what can and cannot go there.

Jean Bradley (9101 Crescent Lodge Circle):

She had a PEX pipe leak in July of 2020; another leak the next year because of Lowder's choice of piping. She has been told her only recourse is to join lawsuits because she is not the original owner of the home. Why isn't more being done?

Answer: Sara explained that this meeting is not for construction issues but is for the homeowner's association business only. She is welcome to talk with Sara after the meeting regarding the PEX pipe issue.

Homeowner question:

When will development be completed? Tired of construction.

Answer: Sara stated the neighborhood will be built out in 2-3 years which is why we discussed earlier beginning the process of turning over the HOA to the homeowners.

- **Steven Folker (9896 Bluestone Circle):**

When development is complete, who takes over street repair and resurfacing?

Answer: Sara stated that the contractor who installs the final layer of asphalt is responsible for street repair for 1 year after installation. After that 1 year, the Town is responsible for all street maintenance moving forward.

- **Alicia Jennings (9144 Saw Tooth Loop):**

There is a huge dip in the road in the Cumberland pod; it has several dips; what can be done about it?

Answer: Sara advised that she would check into that and find an answer for you.

- **Melanie Faulk (9820 Bluestone Circle):**

There is a big speed bump like area in the road because they scraped too far down on the road; it's like a huge speed bump.

Answer: Sara stated that the Bluestone POD does not have the final wearing surface yet, but she will check about getting that area knocked down some.

- **Erin Turnham (9930 Turtle River Road):** There was a petition signed by homeowner's regarding final wearing surface and necessary repairs in the Hampton POD. Where does that stand?

Answer: Sara advised that this has been given to the correct persons at the corporate office; she will let you know about repairs.

Sara then turned the meeting over to Amanda Miller who introduced Sheriff Derrick Cunningham:

Sheriff Cunningham addressed the following:

-Motorcycle/Golf Cart/ATV legislation needed to regulate; the police will not chase these individuals as it is a liability issue.

-Panhandlers/Homeless on the street; cannot pursue unless they are violating the law, as it is a human rights issue.

-The need for parents to police their own children so that the issues are stopped before they become a matter for the police.

-Pike Road's need for a court system.

- **Homeowner question:**

What happened to the man who robbed the Dollar General?

Sheriff:

He was arrested and is awaiting trial in jail.

- **Homeowner question:**

What does the Sheriff's department provide for our neighborhood?

Sheriff:

Anytime you dial 911, we will respond, and the response time is fantastic.

-The Sheriff encouraged anyone who does not have the Sheriff's department app on their phone to please download it, Montgomery County AL Sheriff.

-There is another helpful app, Smart 911, that allows 911 operators around the country to be more informed regarding personal information about yourself and your family: especially the medical information. Build your profile on the app so they can better serve you in an emergency situation. As this is access with law enforcement throughout the country so it is invaluable no matter where you are.

- **Homeowner Question:**

Can anything be done about soliciting in the neighborhood.

Sheriff:

You can place a sticker or note on your door that states no solicitation and if someone ignores this you can call the Sheriff's department and swear out a warrant for trespassing.

-The Sheriff also mentioned that they offer free vacation home checks. Just have to let them know the dates you are out of town and when you return. He then introduced the County Commissioner that represents Woodland Creek, Doug Singleton.

Commissioner Singleton Addressed the following:

-His district is biggest area in the entire county to represent. His area touches five other counties.

-Discussion of what roads and public areas he is responsible for. He offered to get a diagram of the roads he oversees in his district to the homeowners that wanted it.

-Discussion of the difficulty and red tape that had to be waded through to get the red light at the entrance, but the collaboration finally paid off and he is thankful for the light.

-He offered \$5,000 in discretionary funds to the HOA to help with beautification projects in the neighborhood. He will collaborate with Amanda on this. He discussed collaborating with Amanda Miller to get a trash truck here in the neighborhood for a Spring clean up day. He also gave the schedule for large item trash drop off in Pike Road and Montgomery, and where those drop off were located.

- **Sommer Rinehart (8978 Big Horn Trail):** Wants to give huge kudos and thanks to Amanda Miller and state what a wonderful job she does for the neighborhood. She referred the HO to the volunteer fire department for a block party and it was an amazing success. She stated that Amanda is proactive, receptive and does a great job!

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.