

Landscape Committee Meeting  
March 19, 2024 1:00 p.m.  
WMT Clubhouse

Present:

Doris Ross                Joselin Cabrera  
Jacquelyn Bernard    Shane Appleman  
Bert Neuman            Jacob Cherry  
Anise Black             Ediomar Cambron

Absent: Janet Judge

The landscape committee requested to meet with Joselin prior to the beginning of the mowing season for WMT. The purpose of the meeting was to agree upon expectations of tasks. Discussion included the expectation that the curb appeal of the neighborhood needs to be improved. We discussed this same issue at a meeting in Oct. 2023. The landscape committee and HOA board expect more active results from this meeting.

Attention to the following details was discussed as a walk-through was attended by those present.

- 1) Anise was concerned that the pine straw at the clubhouse was over-delivered. Shane, Joselin and Doris all agreed that this was not the case. That pine straw is “fluffy” and is appropriate for the flowerbeds.
- 2) There should not be pine straw around or behind the base of the AC/heating unit at the side of the clubhouse. Shane and Joselin agreed to have this area kept clean. They stated that this could be managed by blowing or sweeping the area and agreed to keep this area clean.
- 3) Pine straw is present around the base of the pool fence. This is unacceptable. The pine straw will be blown or swept every Tuesday off the base of the fencing. Understanding that the storms or wind may affect this between services, every Tuesday is agreed upon for cleaning.
- 4) The ground cover that is on the outside of the fence should be contained on the outside of the fence. It is found today with heavy growth over into the flowerbeds inside the fenced area. ALM will maintain the ground cover in its expected planted area.
- 5) The ground cover around trees will be raked of leaves, sticks and pine straw where necessary.
- 6) Moving to the common area on the right side of Rushing Wood as you make the first right turn to the alley, the netting found there will be removed and taken away. The trees along the left side of the stream toward the large common area will be “trimmed”. This area will be monitored and cleared of sticks and debris.

Each of these items was agreed upon. Shane made the comment that he agreed that the neighborhood did not meet his company’s standards and that was a reflection on him and Joselin as well. He stated that he is committed to making these changes to improve the curb appeal of WMT. Jackie asked about the QA plan for ALM. Shane stated that they do QA monthly. Anise requested a copy of the monthly QA reports for the HOA BOD. Shane agreed to send them. The e-mail to send that report to is [info@woodmilltracehoa.org](mailto:info@woodmilltracehoa.org).

We also asked for their best timing to complete a project delayed from last fall to plant the flowerbeds within the pool area. Shane and Joselin stated that the second week in April would probably be the best time for planting and that Joselin would notify Anise of the date they would be available for planting. Anise agreed to have the plants delivered from Indian Creek and available on the date they decided.

Shane stated that he will provide the cost for completing pine straw mulch for the remaining homes in the neighborhood by the end of next week, March 29, 2024.

Anise will get the cost of the stone required to finish the borders of the flowerbeds in the pool area.

Pine bark mulch was removed from all townhomes in WMT last fall after some complaints of mulch being above the weep holes on homes and in preparation for the change to pine straw this Spring. Bert has stated, on more than one occasion, that he did not think that the mulch was removed from his front flowerbed. After receiving damage to the inside of his home last week from a hard rain, Bert asked Shane, Joselin, and Eddie please walk over and look at his home at 7307 Woodmill Way.

Report to the landscape committee came from Bert:

ALM agreed that even though the "obvious" pine bark was removed last fall that there is still 1-1 ½ feet of mulch from the years of mulching that has indeed covered the weep holes on his property. Shane and Joselin stated that they will need to bring equipment that will be able to remove the build-up. They are offering to do this at no extra cost to the homeowner or the HOA for the entirety of 133 homes in the community. They stated that there is a concern related to destruction of existing shrubbery that they will not be responsible for replacing.

Considering the magnitude of and gravity of a project this size, the board will need to discuss how to present this offer to each homeowner. The CC&Rs give responsibility for the shrubbery to the individual homeowners.

Anise, Jackie and Doris reviewed the plan from Indian Creek that was submitted October 2023 for completing the re-planting of the flowerbeds in the pool area. Corrections were made to remove Boxwoods and daylilies. ALM will divide the current daylilies to fill the planned planting. Anise will call Indian Creek to make corrections and request a new quote.

At 3:30 we adjourned our meeting with thanks to all who attended and participated.