

## Westbrook Village Community Association, Inc.

**TO:** Homeowners in our HOA  
**FROM:** Board of Directors  
**SUBJECT:** Results of the Survey Submitted to Homeowners  
**DATE:** July 9, 2024

An attachment to the email with this letter is a copy of the Survey submitted to homeowners and a tally of how they voted. In addition, we quoted the written comments, criticisms, and praise made by homeowners. There are 46 homes in this HOA, and we received 24 completed Questionnaires, making participation a little more than 50%. Regardless of your positions taken in answering the survey, the board thanks you for taking the time and interest in our community to submit answers and comments.

There is some dissatisfaction with yard maintenance and tree care. Earlier this year the Board met with Resource Central CSU Extension Office and their expert walked around the grounds of our HOA with all board members present. We are on a watering schedule with the sprinkler system in accordance with Resource Central's recommendations. The sprinkler system has been reviewed and repaired by ProScapes this season. Our sprinkler system is working the best that it can, and it is fully functional. It is the original sprinkler system installed at the inception of the HOA and it has been reviewed and repaired dozens of times. The timers are set to turn on the various zones in succession, one after the other. It is not feasible to keep changing the timers or zones. The heat and lack of rain in May, June, and to date in July has exacerbated the lawn problems. We got less than a third of an inch of rain in June.

We have all or most all of the tree trimming and stump removal done in February each year, because that is when the tree care company we use has time and they give a discount that time of the year. The tree stump in the middle of the tree line on the west side of Boxelder Drive will be ground out at that time.

We have bids for repairing the utility boxes in blocks 1 and 2 and we will be submitting a cost proposal and scope of work detail to homeowners in those blocks in the near future. We will be asking you to vote on whether you want to approve it which will result in a Supplemental Assessment for the 29 homeowners in blocks 1 and 2 to pay for it. Each homeowner in block 3 is responsible for any utility pits on their property.

The board will not experiment with xeriscape, because at the present time we have no comprehensive xeriscape plan and no cost estimates for the enormous cost of removing existing turf and replacing it with some type of low/no water xeriscape. This type of fundamental change would require a vote by homeowners.

Thank you for your time in answering the survey and for your comments. We appreciate your suggestions and input.

Debra Lyford  
President, Board of Directors

# Westbrook Village Community Association, Inc.

## SURVEY OF HOMEOWNERS

April 2, 2024

1. Are you satisfied with the changes made by the HOA board regarding snow removal which is snow removal of two inches on public sidewalks, on private sidewalks, and driveways?

21 Yes

2 Undecided

2 No

If you answered "no" then please state the policy for snow removal you would like adopted, and please be specific:

---

---

---

2. Lawn care and grounds maintenance, please check *one* response:

a. 18 It is reasonably good, and I am satisfied.

b. 5 I would like to see better care of the lawn and grounds and I am willing for my HOA dues to go up accordingly.

1 person said it does not apply to them. (Probably in block 3)

If you marked 2.b. for your response, please explain what specific changes to lawn care and/or grounds maintenance you would like:

---

---

---

3. Tree care including trimming, treatment for ash borers and other pests, removal of diseased/dead trees is a substantial expense costing at least \$8,000.00 per year. Are you satisfied with services provided regarding trees in our neighborhood?

18 Yes

**1 person said it does not apply to them**

5 No

If you checked "No", please explain the changes regarding trees you would like implemented:

---

---

---

4. The board is considering starting slowly to transition small parcels in the *common areas, only* of our HOA to xeriscape. The first experimental area would be the retention pond located in the northeast corner of our HOA. This is a process that may take several growing seasons to kill out the existing blue grass and then drill a hardy drought-tolerant grass seed, water it until it is established, and remove weeds. Mowing would then be eliminated in this area. The transition period will incur some additional expense with a goal of long-term water saving and elimination of mowing. Are you supportive of this experimental effort?

14 Yes

5 No

If you answered "no", please state your reasons for opposing it:

- 
5. Please take time to provide suggestions on any subject for the Board to consider. We value your ideas and input. Let us know what you think needs improvement, changes, modification, or elimination. If you make no suggestions, we will assume you approve of the way the HOA is currently operated.

**We received a number of comments and suggestions that will be summarized on the bottom of this page and the following pages:**

- Pruning of trees and shrubs need to be improved.
- Tree stumps need to be removed after a tree is cut down, because stumps are ugly and make the neighborhood look poorly cared for.
- Xeriscaping will not look good, and it will not save money.
- Improve maintenance of open space areas.
- Appreciation for the good job the HOA board has done in controlling dues.
- The term "experimenting" when concerning xeriscaping in the retention ponds, or elsewhere is concerning given the cost, time, and expense of the experiment fails.
- Thank you for doing this survey and please provide us with results.
- I think xeriscaping would be good.
- Please straighten the street sign at the intersection of Boxelder Drive and Boxelder Circle.
- Please keep dogs on a leash, pick up after them, and keep barking dogs inside.
- Please remove the Catalpa tree at 3413 Boxelder Drive. It is a hazard.
- Is xeriscaping all that it seems like?
- Thanks to the board for their good work.
- Tell the yard maintenance workers to stop stepping on my downspouts.
- Let's not rush into xeriscaping, and please do not over trim trees.

- Water only at night and every other day.
- Sprinklers are not adjusted well, there are many dry spots, and many wet spots.
- Don't do another survey that cannot be completed and returned online.
- Be careful when spraying weed killer. It is killing my plants.
- Remove stumps behind 1020 Boxelder Circle.
- How come some stumps are removed and some are not?
- Don't let them open our streets to the new community expected to the south.
- Do not water the night before the grass is scheduled to be cut.
- Should we have snow removed that is less than two inches if the temperature stays below freezing for several days?
- Remove all stumps. They are eyesores and hazardous.
- The board's duty is not just fiscal, but it is also fiduciary. The board should review the Association Declaration to understand what their responsibilities are.
- The common area, or parkway, should be better maintained as this reflects on our property values.
- The utility wells are a disgrace and a hazard.
- The lighting at the south entrance needs to be improved.
- The HOA has done a good job in keeping dues down, but there is a tipping point when cost-cutting is no longer beneficial.
- Please consider making our community a "gated community."
- We should be more neighborly to each other and other close by families.
- When considering xeriscaping, many things need to be considered. Pictures of all the plants and where they are positioned. Growth habits and water needs. Plants should blend with existing material in the neighborhood. Grasses that do not need frequent mowing cause and increase in rodents, snakes, and small animals. Finally, I think a professional landscape architect should be consulted.
- Increase the watering when the temperature goes up.
- I would like all common areas and personal grass areas to be converted to xeriscape to save the expense of mowing and watering. No more grass.
- If I pay the cost, can I have the stumps on the side of my house removed?
- If someone falls on mu sidewalk due to snow not being removed, am I or the HOA liable for this? This would also include the area around the mailboxes.
- Get rid of the Canadian thistle and Dandelions in common areas.
- I am confused about my right to plant items within the red border. Can I use existing drip line for new plants?
- Some of my sprinklers are located inside the red border and do not water the grass well. What is the cure for this?
- I am not in favor of xeriscaping anywhere. I do not need any additional expense.
- I do not think xeriscaping will detract from the appearance of our neighborhood.
- No xeriscaping in common areas, but if this is to happen I think every homeowner should have input before a final decision.
- I am in block 3 and mow my own grass, prune my own bushes, pay for my own tree trimming, pay for my own sprinkler repair, spraying for weeds and bugs, and provide water for my lawn. I should not have to pay dues for this while not receiving any benefit.

- I am in block 3 and I am happy that part of my dues helps maintain the common area trees and lawn and pay for snow removal at my house.
- Please don't drive so fast, this circle isn't a racetrack. Also, The STOP signs are there for a purpose.