

Minutes
Heatherwood Home Association
February 21st, 2023

The meeting was called to order at 6:00 PM by Mark Allred. Those in attendance were Mark Allred, Rich Collins, Lou Bond, Harish Kumar, Ajit Sathe, and Dave Blunt.

The minutes of the 01/17/23 meeting were discussed. A motion was made and seconded and the minutes were approved unanimously.

Officer/Chairman Reports

Secretary- Nothing to report. Mark asked that Dave put www.Heatherwoodhomes.com and Heatherwoodhelpinghands@gmail.com in all future mass mailings to members.

Vice President- Lou is working on the next social event tentatively set for April 27th. Lou investigated the Chicken & Pickle but felt it was too crowded and noisy. She is considering a mixer at Tacos and Tequila. The owners are new and eager for business. Other suggestions were discussed including Burg and Barrel.

Architecture- Ajit reported that one resident has replaced their roof. There is no news on the solar panel question. Mike brought up an old-business issue of a homeowner in violation of HOA rules. The Board then moved to Executive Session to discuss it. After the discussion, the Board returned to their normal meeting.

Painting- Harish reported that a letter had been sent to all homeowners whose homes are to be painted this year. He has fielded all questions from the homeowners. There have been 4 requests to change colors so far. One homeowner requested a different shade of paint than what is on our website, Since it was within our range of colors, the Board approved the color if PPG can mix it. It was noted that it costs \$2,860 to paint a Villa and \$4,196 to paint both halves of a condo.

Lawns & Gardens- Rich attended a meeting with TLC to clarify several points of our contract. The following is a summary of that meeting and a TLC schedule for 2023.

Summary of 2/9/23 Meeting with TLC

1. General
 - a. Rich Collins met with the following personnel from TLC
 - i. Dan Becker-President
 - ii. Kim Gramling- Office Manager
 - iii. Logan Elmer- Mowing Manager
 - iv. Franklin Lawson- Landscape (Common Area) Manager
 - v. Matt Dawson-Application Manager
 - vi. Matt Becker-Irrigation Manager

- b. Contract Document is the 8/24/2020 TLC Quotation.
 - c. The account manager is Kim Gramling
 - d. The site leads are as listed above.
 - e. On narrow streets TLC will endeavor to park on one side only.
 - f. Heatherwood will receive a monthly schedule for the year by 2/28
 - g. The end of the contract is 2/28/2024. 2024 tasks are snow removal and holiday light removal only.
 - h. TLC is optimistic that the manpower issue that plagued them last summer is behind them. The applicants they are receiving show a level of experience that they did not see in the past year or so.
2. Lawn Care
- a. TLC is planning to use 5 mowing crews this summer
 - b. The mow day is planned to be Wednesday.
 - c. TLC has divided our subdivision into 6 areas. Based on 5 crews, 5 areas will start simultaneously with the first and second teams done going to the 6th area.
 - d. All teams are to be trained to keep clippings off of the landscaping and tree rings.
 - e. There is **no intent** to weed-eat small backyards.
 - f. Special requirements
 - i. Our contract with TLC implies that TLC will decide which equipment to use to service our lawns. There is no requirement for hand or walk-behind mowing.
 - ii. TLC will mow all lawns, front and back with commercial mowers.
 - iii. They indicated all gates will allow one of their commercial mowers to enter the area.
 - iv. Based on conditions, in some locations they may use a WBM or a push mower as they see fit.
 - v. Soft areas will not be mowed with a commercial unit. If the area is small, they will use a weeder eater to trim the grass. If the area is large, they may have to wait till the following week to cut the grass in the area, after it has dried somewhat.
 - vi. Special requirements such as don't mow, don't treat, etc. is best done with signs on the day of the service. These are much better than verbal instructions which may be misunderstood or forgotten.
 - vii. It is extremely important that we remove dog poo from our yard before mowing. Also remove all hoses and toys from the turf.
 - g. If a yard is missed, please call lawn and grounds within 24 hours with the address and the part missed. L & G will contact TLC.
 - h. We need to set our sprinklers to not run on mowing day.
3. Common areas, street trees, turf applications.
- a. TLC is to provide advance notice when they plan to provide these services.
 - b. L&G will inform the Owners of the details of the service and the timing.
 - c. The planned date for services is always subject to change due to weather impacts.
 - d. Franklin Lawson is to contact Debbie Nash when work is planned in the common areas.
4. Other
- a. TLC cleaned and mulched the Common areas in mid-February.
 - b. TLC mulched the street trees also in mid-February

The following is the schedule for the year for Heatherwood. As the scheduled activity gets closer, the specific day will be communicated to the HHOA members. Specific days can change due to the interference from the weather.
Rich Collins

TLC Heatherwood Yearly schedule 2023

<u>Month</u>	<u>Task</u>	<u>Actual Date</u>
January	Snow removal if needed	
	Ice Melt around Mailboxes if needed	
	Holiday Light Take Down and Store	16-Jan
February and March	Snow removal if needed	
	Ice Melt around Mailboxes if needed	
	1 Mow	
	Lawn Application	
	Common area Spring Cleanup	16-Feb
	Mulch Common areas	16-Feb
	Mulch Street Trees	16-Feb
	Common area Sprinkler Startup	
	Backflow Test on Sprinklers common areas	
	Common Area Bed Pre-emergent	
	Common area Bed weeding	
April	4 Mows	
	Lawn Application	
	Common area Tree and Shrub application	
	Common Area Shrub trimming	
	Common area Bed weeding	
May	5 Mows	
	Lawn Application	
	Grub Control Application	
	Sprinkler checks	
	Common area Tree and Shrub application	
	Common Area Shrub trimming	
	Common area Bed weeding	

June	4 Mows	
	Fungicide Application	
	Sprinkler checks	
	Common Area Bed Pre-emergent	
	Common area Tree and Shrub application	
	Common Area Shrub trimming	
	Common area Bed weeding	
July	4 Mows	
	Fungicide Application	
	Sprinkler checks	
	Common area Tree and Shrub application	
	Common area Bed weeding	
August	5 Mows	
	Lawn Application	
	Sprinkler checks	
	Common area Tree and Shrub application	
	Common Area Shrub trimming	
	Common area Bed weeding	
September	4 Mows	
	Lawn Application	
	Sprinkler checks	
	Common area Tree and Shrub application	
	Common area Bed weeding	
October	4 Mows	
	Common Area Sprinkler Shut down	
	Common Area Shrub trimming	
	Common area Bed weeding	
November	2 Mows	
	Lawn Application	
	1st Fall leaf cleanup	
	Snow removal if needed	
	Ice Melt around Mailboxes if needed	
	Holliday Lights put up	
December	Trim Street Trees	
	2nd Fall Leaf cleanup	
	Snow removal if needed	
	Ice Melt around Mailboxes if needed	

Treasurer- Rick was not present. Mark went over the financial statements sent out ahead of time for Board review. Financial statements are available to residents by request. As of February 20th, 2023, we have a net income of \$25,226.81 and assets of \$513,778.23.

Old Business- No old business was discussed.

New Business- 1.) Rich proposed that we spend \$4,900 to have TLC do a spring cleanup of all yards prior to the 1st mowing. A motion was made by Dave and seconded by Lou to do this. After discussion, the motion was defeated 4-2.

2.) Mark discussed having uneven sidewalks that adjoin driveways replaced by the HOA since the city will not do this. They are a safety hazard for walkers. The Board felt this was a good idea and Mark will pursue it.

3.) Mark discussed purchasing some benches at our common areas for our walkers. The 1st one would be by the Little Library. Mark passed out pictures of a few types of benches with costs >\$1,000. After some discussion, Lou suggested cement benches as less expensive and more durable. It was noted that Suburban Lawn and Garden has a large inventory of cement products..

4.) Mark discussed the need to wash, paint, repair, or replace our mailboxes. He has contacted the Post Office with little response to date. He handed out pictures of available classy mailboxes that would add value to our HOA. These are in the \$3,750 range so they would be replaced on a schedule of 2 or 3 a year. There are approximately 17 mailboxes in our HOA. It was noted that an alternative would be for volunteers to power wash them and get them painted.

A motion was made, seconded, and approved to adjourn. Mark adjourned the meeting at 7:50 PM.

The next meeting will be on March 21st at Harish Kumar's residence, 14711 Floyd St. at 6:00 PM.

Respectfully submitted,

Dave Blunt
Secretary