

EPP South Entrance Improvements Discussion

From: Estates at Pembroke Park (estatesatpembrokepark@gmail.com)

Bcc:

Date: Sunday, August 4, 2024 at 04:33 PM CDT

Please see the attached information regarding our neighborhood south entrance area (main entrance) and possible improvements being discussed. We welcome your input.

Thank you.

The Estates at Pembroke Park Owners' Association



Cap Improvements Discussion Email-South Entrance.pdf
409.3kB



Cap Improve(1).pdf
49.6kB



Cap.Improve(2).pdf
55.5kB

NEIGHBORHOOD - SOUTH ENTRANCE DESIGN

Hello neighbors! As many of you know, we currently have a Capital Improvement Committee consisting of three members, Shannon Blair, Pat Madsen and Cindy Wicks.

The Capital Improvement Committee was created for the purpose of improving our common areas, thus making our development a more desirable place to live. The Committee is given an annual budget, and all expenditures must be approved by the EPP HOA Board prior to funds being released. That noted, the capital improvement budget can be altered based on the results of inflation and fluctuating operating expenses.

The Capital Improvements Committee initially developed a comprehensive design, which was approved by the EPP HOA Board of Directors. The initial comprehensive plan was to be completed in phases as the budget allows. The first project that this committee started was the tree and grass planting improvements to the south of the west pond that backs up to The Ridge Church property.

While the committee was considering what the next phase would be, it was determined that an inexpensive irrigation system would be needed for new plantings. Sprinklers were ruled out due to the high cost. Because the committee would need access to the area where the irrigation would be needed, they also made a request for a small bridge that would provide access across the area where the west pond drains into The Trails. Neither the bridge, nor irrigation, were included in the initial comprehensive design plan. However, it was felt both were needed. Irrigation is needed to get through a planting's first year or two, and the bridge, or a similar structure, is needed to provide safe footing for anyone who would be setting up and maintaining the irrigation system on the south side of the pond as the drainage area can get slippery.

Recently, several members of the EPP HOA Board met with Shannon Blair to discuss what the next phase of the comprehensive plan might be. We discussed the possibility of clearing the wooded area on the southwest border of our property that borders The Ridge Church and The Trails properties. This area contains approximately 0.19 acres and would be large enough for a small seating area, possibly a gazebo, and maybe even a small play area for kids. These were the improvements discussed, but maybe you have an idea of another way this area can be utilized. Before we make any of these changes, we want to make certain the changes would benefit our residents.

We are interested in your input about whether you would like to see the wooded area cleared, and/or whether you would like to see some sort of improvement to the property by way of any of the things mentioned above, or maybe something not yet mentioned. Clearing the wooded area would certainly improve the look of the entrance. We are interested in whether anyone would actually use any such mentioned facilities at the entrance.

Also, please be assured that we are reserving some funds to repair/improve the areas around the East Pond that have been altered by the new housing development to the east of us. After the new development has settled in so we can see what they plan to do on our borders, we can then address the common areas that border their property.

The photos provided indicate the area around the west pond being considered for the next phase of improvements.

Please email back with your comments regarding these issues. We want your voice to be heard.

Also, please add estatesatpembrookepark@gmail.com to your email contact list to make certain that it doesn't get sent to your SPAM folder.



