

# *CALABAY PARC AT TOWER LAKE HOMEOWNERS ASSOCIATION, INC.*

## **MEETING MINUTES**

BOARD MEETING  
September 30, 2021  
4:00 PM

Calabay Parc at Tower Lake  
539 Pineloch Dr (Clubhouse)  
And Via Teleconference  
Via Teleconference

- I. Call to order at 4:00 PM by Board President, Joshua Vaillancourt
- II. Verification of Quorum; all 5 Members present either in person or by Telephone
- III. Ratify approval of Minutes from previous Board Meeting and Reminder of Meeting Code of Conduct: Josh moves to ratify the approval of the meeting minutes, Bill seconds the motion and motion passes with unanimous Board approval.
- IV. Purpose of Meeting
  1. Review of Landscaper/Mulch Poll: Review of Results are as follows:
    - Landscaper: Down to Earth= 35; Mayors= 45; Jim Howard = \$26
    - Mulch: HOA to continue service: 61; Homeowner Responsibility= 56
    - Board noted that this was simply a poll and not a vote, Board still has final approval of each item.
    - Floor was open to Owners:
      - a) 128 Minniehaha: Question to Board on why mulch is being removed from budget as feels it should continue to be HOA responsibility due to the governing documents and being a short-term rental community. Board reviewed the "Landscape Maintenance Services" from the governing documents and noted that mulching is not written as a requirement. Board has discussed to have the HOA offer mulching to owner who wish to have the HOA continue to service their home and be done as an individual assessment charge.
      - b) 832 Sheen: Question to Board about how will mulch be enforced if becomes Owner responsibility: Board will enforce with violations for exterior maintenance.
      - c) 223 Minniehaha: Question to Board on why remove this as dues are so expensive already. Board notes that by removing this item, it will help to not increase the dues as much as with mulch.
      - d) 110 Minniehaha: Question to Board to see what will be done for owners who did not receive mulch from the last community mulch service. Board will review records of owners who have noted no mulch and inspections and review with legal counsel for advise on possible recourse.
  2. Review of 2022 Budget
    - After review of the Poll and Budget; Leo moves to remove the mulch and make as Homeowner Responsibility, Colin seconds the motion and the motion passes with unanimous Board approval.
    - Board notes that the current budget being reviewed is using the budgeted numbers for the landscape contract for the cost of Down to Earth as this was the highest bid. The amount of

this line item will not change if Board approves another vendor with lesser bid and any surplus from this line item will be allocated into the Reserves within the 2023 budget.

- Josh moves to approve the use of an Individual Assessment to be sent to all owners so any owners who wish to have their mulch completed by the HOA may fill out and return the assessment letter to be charged and scheduled. The motion also requests for the required changes in the Design Criteria and Roles and Responsibilities; Leo seconds the motion and the motion passes with unanimous Board approval. All required changes to documents and individual assessment to be completed by first quarter of 2022.
  - Floor is Open to Community:
    - a) 128 Minniehaha: 3 Questions to Board; 1. Where did the amounts for utilities derived from? Board answered that all utility invoices were reviewed from the past 24 months and costs were averaged for each and a 9% increase was added for increased costs for 2022 due to inflation. 2. What will Board do for mulch in common areas? Board answered that ideas are being reviewed to use volunteers so cost will be material only as other projects have been done this year to help with expenses. The cost will look to come from the Misc. Repairs & Maintenance line item. 3. Concerns that Board has not fully reviewed and updated the Reserve Study and feels this needs to be reviewed and adjusted as Reserves are currently underfunded? Board answered that they are aware of the underfunding which was done over the past 2 years due to previous Board approval to lower the Reserve contribution to curb larger increases in dues, which is why there is an increase in funding for 2022 and landscaping surplus will also be allocated to Reserves to help begin getting Reserves properly funded. Board agrees that the Reserve Study could be reviewed further and would like to get community volunteers for a Reserve Study Committee to help with this review. Volunteers were asked at meeting and no volunteers were given.
    - b) 110 Minniehaha: Question to Board on status of any updates from legal about any recourse with ASI? Board answered that this is still on-going and will continue to be working on this with legal counsel.
    - c) 168 Minniehaha: Question to board about why is there a contract for irrigation inspections and streetlights? Board answered that irrigation inspection and maintenance is required per the governing documents of the community and in order to have streetlights, Duke Energy requires a contract for the rental of the streetlights.
  - Josh moves to approve the 2022 budget with the quarterly amount due of \$545; Leo seconds the motion, and the motion passes with unanimous Board approval
3. Review of Landscaper 2022 Bids and Meetings
- Board discussed revised email that was sent to Owners with updated information that has been received regarding the proposed landscaping contracts since the 9/15/21 meeting (See attached)
  - Bill was given the floor to discuss his review of the 2 possible landscaping contracts. Bill votes to accept the contract from Down to Earth (DTE) for the reason that this landscaper seems to be able to adequately serve the community per the contract starting November 1, 2021 and feels that as a larger company understands the requirements and community standards to properly fulfill the contract for the HOA.
  - Leo was given the floor to discuss his review of the 2 possible landscaping contracts. Discussed that approving DTE would mean a loss of possible Reserve funding for 2023. It was also stated that the HOA needs to have accountability measures in places for any new landscaping from the beginning of the contract to help ensure current issues will not happen and that DTE already has some accountability measures added into their contract. Leo votes to approve DTE based on their contract sent and their ability for proper service from the beginning of the contract.
  - Josh was given the floor to discuss his review of the 2 possible landscaping contracts. Josh reviewed the community poll and states that 2/3 of the members who voted, voted for the use of a landscaper who was less expensive. Josh votes at this time to give Mayors a chance with the

contract as long as we have the ability to change anytime if the work is not up to the community standards.

- Colin was given the floor to discuss his review of the 2 possible landscaping contracts. Upon review of all information received and personal review of communities serviced by each vendor, Colin votes for DTE based on his community reviews.
- Faith was given the floor to discuss his review of the 2 possible landscaping contracts. Upon review of all information provided, as much as approving a landscaper which would be more cost effective, worry of performance due to lack of labor, equipment, etc. that has been noted even from our current landscaper moves vote for DTE.
- Floor was open to Owners:
  - a) 223 Minniehaha: Owner stated that it is possible that owners voted for a landscaper due to cost thinking this could lower HOA dues as it was possibly not communicated clearly that it would not affect the cost of dues. Question: Will the community be informed of the loss of Reserve allocation if a less expensive landscaper is not approved? Board stated that it is noted on the Budget but will look to add to an upcoming Newsletter.
- Board takes quick poll of members in attendance by show of hands of their vote for possible new landscaper: Unanimous show of hands for Down to Earth.
- Colin moves to approve the contract for Down to Earth to begin November 1, 2021; Leo seconds the motion, and the motion passes with unanimous Board approval.

V. Review Scheduled Annual Meeting: Annual Meeting scheduled for December 4, 2021, at 2 PM. Notices will be mailed out by October 4, 2021, and November 4, 2021.

VI. Adjournment was called at 5:34 PM

## Mulch Poll Responses

Name	Date/Time	Answer
Michael and Jolene Dighton	09/18/2021 03:50:21 PM EDT	Homeowners will be responsible for Mulch
Rick Pope	09/16/2021 06:22:55 PM EDT	Homeowners will be responsible for Mulch
Carmen Gonzalez	09/17/2021 12:48:04 AM EDT	The HOA to install Mulch and be included in dues
Harry Baker	09/18/2021 09:03:00 AM EDT	Homeowners will be responsible for Mulch
Amanda Campbell	09/18/2021 07:49:48 PM EDT	Homeowners will be responsible for Mulch
David and Amanda Post	09/19/2021 05:22:59 PM EDT	The HOA to install Mulch and be included in dues
Shane Poulter	09/17/2021 03:25:27 AM EDT	The HOA to install Mulch and be included in dues
William Dearing	09/17/2021 09:33:03 AM EDT	Homeowners will be responsible for Mulch
Sebastian Cevallos	09/16/2021 07:37:54 PM EDT	Homeowners will be responsible for Mulch
Bradley Murray	09/17/2021 11:35:45 AM EDT	The HOA to install Mulch and be included in dues
Stephen and Jacqui Roe	09/20/2021 04:09:31 PM EDT	The HOA to install Mulch and be included in dues
Jeffery Hems	09/20/2021 03:24:34 PM EDT	The HOA to install Mulch and be included in dues
Traci Wilson	09/16/2021 05:59:15 PM EDT	Homeowners will be responsible for Mulch
Alan Zuckerman	09/17/2021 03:18:36 PM EDT	Homeowners will be responsible for Mulch
Bradley Murray	09/17/2021 11:36:21 AM EDT	The HOA to install Mulch and be included in dues
Brian Long	09/18/2021 02:49:12 PM EDT	The HOA to install Mulch and be included in dues
Harry Robb	09/25/2021 11:07:55 AM EDT	The HOA to install Mulch and be included in dues
Tim Mcintosh	09/16/2021 06:33:45 PM EDT	Homeowners will be responsible for Mulch
Chris	09/17/2021 01:26:04 PM EDT	The HOA to install Mulch and be included in dues
Rick Sprauge	09/16/2021 07:44:25 PM EDT	The HOA to install Mulch and be included in dues
Brooke Pratt	09/16/2021 10:18:12 PM EDT	The HOA to install Mulch and be included in dues
Manuel Colon	09/16/2021 06:18:23 PM EDT	Homeowners will be responsible for Mulch
Ingrid Grillo-Willis	09/16/2021 06:44:25 PM EDT	The HOA to install Mulch and be included in dues
Molly Walker	09/16/2021 07:17:51 PM EDT	The HOA to install Mulch and be included in dues
Joelle Anderson	09/16/2021 08:10:44 PM EDT	The HOA to install Mulch and be included in dues
Ike White	09/16/2021 09:05:45 PM EDT	Homeowners will be responsible for Mulch
Alex Morales-Hernandez	09/16/2021 08:45:30 PM EDT	The HOA to install Mulch and be included in dues
Evelyn Pena	09/16/2021 05:48:20 PM EDT	The HOA to install Mulch and be included in dues
Michael Potter	09/16/2021 07:43:16 PM EDT	The HOA to install Mulch and be included in dues
Robert Gonzales	09/16/2021 06:32:58 PM EDT	Homeowners will be responsible for Mulch
Victoria Hield	09/20/2021 12:30:33 PM EDT	Homeowners will be responsible for Mulch
Chris Chauca	09/20/2021 02:15:38 PM EDT	Homeowners will be responsible for Mulch
Jesse Bernal Jr	09/16/2021 06:19:33 PM EDT	The HOA to install Mulch and be included in dues
James and Jean Reese	09/21/2021 07:58:07 AM EDT	The HOA to install Mulch and be included in dues
Don and Mary Reifschneider	09/16/2021 09:02:05 PM EDT	The HOA to install Mulch and be included in dues
Juan and Ester Bonet	09/16/2021 06:38:10 PM EDT	The HOA to install Mulch and be included in dues
Colin Barr	09/17/2021 11:20:34 AM EDT	Homeowners will be responsible for Mulch
Samuel Jones	09/16/2021 06:42:07 PM EDT	Homeowners will be responsible for Mulch
Maria Mallo	09/16/2021 05:43:14 PM EDT	Homeowners will be responsible for Mulch
Ed McCloud	09/17/2021 11:47:29 AM EDT	Homeowners will be responsible for Mulch
Jim Grant	09/16/2021 05:54:09 PM EDT	Homeowners will be responsible for Mulch
Charles Kreisz	09/16/2021 11:42:32 PM EDT	The HOA to install Mulch and be included in dues
David Cooper	09/23/2021 06:32:47 PM EDT	The HOA to install Mulch and be included in dues
Tracy Pijuan	09/21/2021 08:07:01 PM EDT	Homeowners will be responsible for Mulch
Lisa Green	09/21/2021 04:44:05 AM EDT	The HOA to install Mulch and be included in dues
Jesyka Tamaro	09/20/2021 12:29:50 PM EDT	The HOA to install Mulch and be included in dues
Maria Cruz Mejias	09/19/2021 06:24:34 PM EDT	Homeowners will be responsible for Mulch

Mario Campos	09/19/2021 06:45:29 AM EDT	Homeowners will be responsible for Mulch
Faith Kreisz	09/18/2021 01:03:08 PM EDT	Homeowners will be responsible for Mulch
Michael and Jolene Dighton	09/18/2021 03:50:21 PM EDT	Homeowners will be responsible for Mulch
Cynthia and Ramon Reyes	09/18/2021 02:04:02 PM EDT	The HOA to install Mulch and be included in dues
John Brown	09/18/2021 12:53:13 PM EDT	The HOA to install Mulch and be included in dues
Roxanne Costa	09/18/2021 10:28:28 AM EDT	Homeowners will be responsible for Mulch
Ralph Stevens	09/18/2021 09:47:36 AM EDT	The HOA to install Mulch and be included in dues
Michael and Alison Simms	09/17/2021 05:11:59 PM EDT	The HOA to install Mulch and be included in dues
Crystal Blanton	09/17/2021 04:39:12 PM EDT	The HOA to install Mulch and be included in dues
Victor St. clair	09/17/2021 02:41:17 PM EDT	The HOA to install Mulch and be included in dues
Sureshbabu Thandapany	09/17/2021 02:06:01 PM EDT	The HOA to install Mulch and be included in dues
John and Julie Fearnough	09/17/2021 01:50:59 PM EDT	Homeowners will be responsible for Mulch
Paul Fenty	09/17/2021 01:48:27 PM EDT	Homeowners will be responsible for Mulch
Valquiria Miller	09/17/2021 11:29:16 AM EDT	The HOA to install Mulch and be included in dues
Erick Davila	09/17/2021 10:40:35 AM EDT	Homeowners will be responsible for Mulch
Michael Soto	09/17/2021 10:14:16 AM EDT	Homeowners will be responsible for Mulch
Pardeep Sharma	09/17/2021 10:08:14 AM EDT	The HOA to install Mulch and be included in dues
Cecily Meyrow	09/17/2021 10:05:22 AM EDT	The HOA to install Mulch and be included in dues
Megan Llandez	09/17/2021 09:58:57 AM EDT	The HOA to install Mulch and be included in dues
Jennifer Stuckey	09/17/2021 09:33:01 AM EDT	Homeowners will be responsible for Mulch
Sharon Pemberton	09/17/2021 09:07:32 AM EDT	Homeowners will be responsible for Mulch
Jamie Perfetti	09/17/2021 08:48:43 AM EDT	The HOA to install Mulch and be included in dues
Nealy Oliver	09/17/2021 08:02:37 AM EDT	Homeowners will be responsible for Mulch
Tara Patrick	09/16/2021 07:27:44 PM EDT	Homeowners will be responsible for Mulch
Michael Potter	09/16/2021 07:44:31 PM EDT	The HOA to install Mulch and be included in dues
Ashley Santiago	09/17/2021 02:09:20 AM EDT	Homeowners will be responsible for Mulch
Louis Perez	09/17/2021 12:04:03 AM EDT	Homeowners will be responsible for Mulch
David Scheer	09/16/2021 07:16:20 PM EDT	Homeowners will be responsible for Mulch
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Angie Chagani	09/16/2021 07:19:19 PM EDT	Homeowners will be responsible for Mulch
Jimmnell Lane	09/16/2021 07:13:57 PM EDT	Homeowners will be responsible for Mulch
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Leo Pacheco	09/16/2021 06:11:03 PM EDT	Homeowners will be responsible for Mulch
James and Susuan Marnie	09/16/2021 06:10:59 PM EDT	Homeowners will be responsible for Mulch
George Tsingiropoulos	09/16/2021 06:08:59 PM EDT	The HOA to install Mulch and be included in dues
Sharon Welsh	09/16/2021 06:07:12 PM EDT	Homeowners will be responsible for Mulch
Tak Yealu	09/16/2021 06:05:47 PM EDT	Homeowners will be responsible for Mulch
D&K Martin Real Estate	09/16/2021 05:58:38 PM EDT	The HOA to install Mulch and be included in dues
Donald Borden	09/16/2021 05:57:29 PM EDT	Homeowners will be responsible for Mulch
Kyle Lockart	09/16/2021 05:45:59 PM EDT	The HOA to install Mulch and be included in dues
Bill Taylor	09/16/2021 05:38:09 PM EDT	The HOA to install Mulch and be included in dues

Yolande Moore	09/29/2021 09:19:01 AM EDT	The HOA to install Mulch and be included in dues
Jeanette Cruz	09/29/2021 07:50:52 AM EDT	Homeowners will be responsible for Mulch
Chris Reese	09/29/2021 06:58:32 AM EDT	The HOA to install Mulch and be included in dues
Josh and Emily Vaillancourt	09/28/2021 09:11:51 AM EDT	Homeowners will be responsible for Mulch
Cindy Hutta	09/28/2021 07:53:45 AM EDT	The HOA to install Mulch and be included in dues
Jessica Coffey	09/28/2021 07:13:45 AM EDT	Homeowners will be responsible for Mulch
Craig Humphreys	09/28/2021 01:56:20 AM EDT	The HOA to install Mulch and be included in dues
Alton Hall	09/27/2021 11:43:03 PM EDT	The HOA to install Mulch and be included in dues
Luis Garcia	09/27/2021 09:58:08 PM EDT	Homeowners will be responsible for Mulch
Vince Calautti	09/27/2021 08:29:43 PM EDT	The HOA to install Mulch and be included in dues
Dianed Arroyo	09/27/2021 08:29:09 PM EDT	The HOA to install Mulch and be included in dues
Jose Soto	09/27/2021 08:18:58 PM EDT	Homeowners will be responsible for Mulch
Lizeola LLC	09/27/2021 07:31:02 PM EDT	The HOA to install Mulch and be included in dues
Carlos Gonzalez	09/27/2021 07:23:24 PM EDT	The HOA to install Mulch and be included in dues
Carolyn Cote	09/27/2021 06:26:49 PM EDT	The HOA to install Mulch and be included in dues
Thomas Wilson	09/27/2021 06:34:55 PM EDT	The HOA to install Mulch and be included in dues
James Rouse	09/27/2021 06:19:56 PM EDT	Homeowners will be responsible for Mulch
Sirenides Caceres	09/27/2021 06:24:37 PM EDT	Homeowners will be responsible for Mulch
Ben Weddell	09/27/2021 06:22:06 PM EDT	The HOA to install Mulch and be included in dues
Ciaran MacGildea	09/27/2021 06:11:02 PM EDT	The HOA to install Mulch and be included in dues
Michael Diaz	09/27/2021 06:02:12 PM EDT	Homeowners will be responsible for Mulch

Total Votes= 117

56

61



## Landscaper Poll Responses

Name	Date/Time	Answer
Daniel and June Nephew	09/16/2021 06:51:51 PM EDT	Mayor's
Michael and Jolene Dighton	09/18/2021 03:50:02 PM EDT	Mayor's
Rick Pope	09/16/2021 06:23:45 PM EDT	Mayor's
Carmen Gonzalez	09/21/2021 07:19:17 PM EDT	Down to Earth
Harry Baker	09/18/2021 09:02:50 AM EDT	Mayor's
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Chris	09/17/2021 01:25:44 PM EDT	Down to Earth
Rick Sprauge	09/16/2021 07:44:14 PM EDT	Mayor's
Manuel Colon	09/16/2021 06:20:28 PM EDT	Down to Earth
Joelle Anderson	09/16/2021 08:10:33 PM EDT	Mayor's
Alex Morales-Hernandez	09/16/2021 08:45:18 PM EDT	Down to Earth
Robert Gonzales	09/16/2021 06:32:44 PM EDT	Mayor's
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James and Jean Reese	09/21/2021 07:57:46 AM EDT	Mayor's
Sirenides Caceres	09/16/2021 08:33:14 PM EDT	Down to Earth
Don and Mary Reifschneider	09/16/2021 09:01:52 PM EDT	Down to Earth
Colin Barr	09/17/2021 11:20:27 AM EDT	Down to Earth
Samuel Jones	09/16/2021 06:41:56 PM EDT	Mayor's
Maria Mallol	09/16/2021 05:43:19 PM EDT	Mayor's
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Jesse Bernal Jr	09/16/2021 06:19:22 PM EDT	Mayor's
Sureshbabu Thandapany	09/17/2021 02:06:34 PM EDT	Mayor's
John and Julie Fearnough	09/17/2021 01:51:06 PM EDT	Jim Howard
Paul Fenty	09/17/2021 01:48:40 PM EDT	Down to Earth
Valquiria Miller	09/17/2021 11:29:04 AM EDT	Down to Earth
Erick Davila	09/17/2021 10:40:26 AM EDT	Jim Howard
Michael Soto	09/17/2021 10:14:54 AM EDT	Mayor's
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Ron Akin	09/16/2021 10:11:47 PM EDT	Mayor's
Phillip and Tarah Gyuk	09/16/2021 07:55:14 PM EDT	Jim Howard
Adriel Torres Rivera	09/16/2021 05:49:09 PM EDT	Jim Howard
Ike White	09/16/2021 09:07:48 PM EDT	Jim Howard
Jesse Carriedo	09/16/2021 08:58:50 PM EDT	Jim Howard
Pierre Cote	09/16/2021 08:07:18 PM EDT	Down to Earth
Rebecca Oliver	09/16/2021 06:20:33 PM EDT	Mayor's
Omar Walters	09/16/2021 07:46:39 PM EDT	Down to Earth
Jose Enriquez	09/16/2021 07:34:26 PM EDT	Down to Earth
Tara Patrick	09/16/2021 07:27:33 PM EDT	Mayor's
Angie Chagani	09/16/2021 07:19:00 PM EDT	Jim Howard
David Scheer	09/16/2021 07:16:08 PM EDT	Jim Howard
Jimmnell Lane	09/16/2021 07:13:43 PM EDT	Mayor's
Traci Knechtges	09/16/2021 06:57:56 PM EDT	Mayor's
Donny Valladares	09/16/2021 06:49:53 PM EDT	Down to Earth
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Leo Pacheco	09/16/2021 06:10:51 PM EDT	Down to Earth
George Tsingirooulos	09/16/2021 06:08:50 PM EDT	Down to Earth
Sharon Welsh	09/16/2021 06:06:56 PM EDT	Mayor's
D&K Martin Real Estate	09/16/2021 05:57:29 PM EDT	Mayor's
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Josh and Emily Vaillancourt	09/28/2021 09:11:39 AM EDT	Down to Earth
Gareth Dereck	09/27/2021 06:21:53 PM EDT	Down to Earth
Jessica Coffey	09/28/2021 07:13:28 AM EDT	Down to Earth
Craig Humphreys	09/28/2021 01:56:09 AM EDT	Down to Earth
James McFarland	09/28/2021 12:14:30 AM EDT	Jim Howard
Brooke Pratt	09/27/2021 10:45:11 PM EDT	Down to Earth
Molly Walker	09/27/2021 09:35:27 PM EDT	Mayor's
Vince Calautti	09/27/2021 08:36:48 PM EDT	Down to Earth
Jose Soto	09/27/2021 07:48:06 PM EDT	Down to Earth
Lizeola LLC	09/27/2021 07:30:48 PM EDT	Mayor's
Kara Ribar	09/27/2021 07:27:02 PM EDT	Jim Howard
Carlos Gonzalez	09/27/2021 07:25:04 PM EDT	Jim Howard
James Rouse	09/27/2021 06:32:20 PM EDT	Mayor's
Ben Weddell	09/27/2021 06:21:58 PM EDT	Mayor's
Michael Diaz	09/27/2021 06:00:11 PM EDT	Down to Earth

Total Votes= 109

**35**

**48**

**26**



## UPDATED INFORMATION! Review of New Landscaping and 2022 Budget

**The Board is looking for Owner Input in order to make a decision based on the community feedback.**

Good Afternoon Owners,

Since the Board has sent out the poll to the community regarding the possible change of the landscaper and the review of having mulching for homes be HOA responsibility, we have received further information that we would like to share with homeowners prior to the meeting on September 30<sup>th</sup> in order to make sure every owner has all the current information provided to the Board and to have everyone be able to give their best informed opinion on these options.

### Please review new information below:

1. The Poll and Meeting Minutes provided from the last meeting did not give any certain days on when the Board would like to have our new landscaper start servicing the community. Due to all the issues we have been currently facing with ASI in 2021, the Board is hoping to have the new landscaper start as early as November 1, 2021. With that said, the Board was able to discuss from 2 of the potential new landscapers (as there has been little to no communication from Jim Howard) on the possible start date and received the following information.

- **Mayors:** Mayors has requested for their start date for the community to begin on January 1, 2022 in order to make sure that they will have sufficient labor and equipment set-up in order to be able to service the community to the expectations given to them. Mayors is willing to begin service on November 1, 2021 at a limited capacity (mowing, edging and blowing) to keep the community properly mowed. Owners need to be able to understand this situation and note that we will not be able to hold Mayors to the community standard until after January 1, 2022. There has been some conversation between the Board to possibly allow ASI to continue service until Mayors can fully take over the contract at the start of 2022, but this is extremely unlikely to happen.

- **Down to Earth:** DTE has requested for the HOA to give the required 30 day notice to the current landscaper which would supply them with 30 days to get proper labor and equipment in place in order to begin the full contract by November 1, 2021. DTE has stated that the first 2 months of service will be used to learn the community and make any needed adjustments in order to maintain the community standard. Again, Owners will need to understand the time required in order to hold to community standards beginning January 1, 2022.

2. Currently we have received a 50/50 split on including mulching as part of the HOA dues. With having this information, the Board is reviewing other possibilities for mulching for owners who wish to have the HOA continue to mulch and still be able to remove this cost from the HOA Budget for ALL homeowners.

There are 2 current scenarios being discussed where the HOA could offer mulch to those who would like to have it completed:

1. The HOA would send out an individual assessment letter at the cost of mulching to be done per home and if the owner approves, would be added to their HOA account as an individual assessment. The Landscaper would receive a list of the owners who have chosen to have the mulch done and would be completed such as previous years.

2. Have the landscaper submit a price at a discounted rate for mulching per home and have each homeowner contact the landscaper to approve the work to be done and payment to be sent directly to the landscaper. Mulching would be fully homeowner responsibility to reach out to the landscaper and make payment, but this will help by offering as lower rate than getting an individual quote per home.

[Click Here For Landscape Quotes](#)

[Click Here for 2022 Budget Options](#)

Please Chose 1 of the Landscaper Choices Below

Down to Earth

Jim Howard

Mayor's

Please chose your choice for Mulch

The HOA to install Mulch and be included in dues

Homeowners will be responsible for Mulch



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