

Ground's Committee Meeting
February 13th, 2025

Meeting called to order in the HOA Conference Room 1:00 PM on February 13th, 2025, by Rich Strout. Co-Chairperson of the Grounds Committee.

Roll Call of Membership by Sandra Dresch, Secretary

Members Present via Zoom - Kim Rambo, Assistant HOA Manager

Members Present - Mary Wright, Chairperson/HOA Liaison; Joyce Gillespie, HOA Manager, Rich Strout, Co-chair, Joyce Foreman, Co-chair, Peggy Lindquist, Mike Fell, Sharon Pederson, Nancy Piscioneri, Patti Sperduti, Dennis Rathburn, and Sandra Dresch, Alternate

Members Excused – Susan Gregor

Guests: None

Minutes from January 9th, 2025, Ground's Committee Meeting were reviewed and approved by the Committee and seconded by Mike Fell.

HOA Reports:

HOA Board Liaison - *Mary Wright*

Mary reported that violations at 2471 Valparaiso have been resolved.

A letter will be sent to the homeowners residing at 2010 Rio Nuevo indicating violations need to be resolved.

The Board approved a fine for 2670 Via Presidio at the January 15th, 2025, Board Meeting. The violations were resolved at the February Grounds Committee meeting.

The HOA Activities Committee will be holding a shredding event for the residents.

The event was scheduled for Monday, February 24th from 10:00 -11:30 AM. In the Clubhouse Parking lot. (the date has been changed to Monday, March 3rd, 2025)

HOA Manager – Joyce Gillespie

Joyce discussed a few of the upcoming changes that will be necessary to make to the Grounds Standards.

She will be drafting a document to clarify the many changes and presenting the information to the Committee for discussion.

Discussion pertaining to one of the changes for Garbage/yard waste. It can be put out 24 hours before scheduled pickup. Empty bins can remain out 24 hours after pickup.

Residents Request -

Zone 1 - 5 requests were received, and 3 requests were approved and 2 were placed on “Hold” at the meeting.

2441 Valparaiso was placed on “Hold” until Peggy called the resident to clarify the application. After the meeting, the request was approved.

2150 Embarcadero Way was on “Hold” pending submission of an updated landscape plan to include plants along the rear of the back patio. After the meeting the landscape plan was received, and the request was approved.

2670 Via Presidio was approved subject to clarification of a shrub to be planted.

Zone 2 – 5 requests were received and 5 were approved. 2161 Faliron was approved at the meeting and subject to clarification of the resident’s landscape plan.

Zone 3 - 3 requests were received and 2 were approved and 1 placed on “Hold”. 3521 Odyssea Court was placed on “Hold” until clarification from the homeowners pertaining to the number of shrubs to be planted in the landscape bed.

Zone 4 –4 requests were received and 4 were approved
20789 Kaiden – resident to be contacted to make sure shrubs will cover mechanical equipment,

Inspections and New Violations -

Number of violations not reported due to the HOALife App.

Committee members indicated that they were observing a lot of weeds in the lawns.

Mulch issues and brown spots in the lawns were present in their inspections.

Garbage / Yard Waste

Zone 1 -1

Zone 2 - 0

Zone 3 - 0

Zone 4 – 0

It was suggested that inspections pertaining to Garbage/Yard Waste should not be done Monday, Tuesday or Wednesday due to the new changes giving the homeowners additional time before and after pick up. Use your best judgement.

Unfinished Business

Long Term Violations:

Zone 1 –.

Zone 2- 2461 Palo Duro written up for dead tree violation and no response to letters and 2330 Palo Duro was

discussed pertaining to empty landscape bed and no response from the homeowner has been received. Updated photos will be taken and sent to Joyce. Zone 2 requested that the two properties be forwarded to the Board.

Zone 3

Zone 4 – 20764 Wheelock – long term violations. Request to be sent to the Board. Joyce requested updated photos

New Business

Once per week watering is now being enforced.

Mary reminded everyone that the photos taken of the property violations help to escalate the issue. Please continue to take the photos.

LAWN BEAUTIFICATION AWARD

Next month Zone 3 will provide photos of 4 outstanding yards for the Committee to vote on.

Responsibilities for Next Inspections

Zone 1 Peggy Lindquist and Nancy Piscioneri

Zone 2 Sharon Pedersen and Dennis Rathburn

Zone 3 Mike Fell and Patty Sperduti

Zone 4 Joyce Foreman and Sue Gregor

There being no further business, the meeting was adjourned at 2:30 PM

The next meeting of the Grounds Committee will be held on Thursday, March 13th, 2025, at 1 PM in the HOA Conference Room

Respectfully submitted by,

Sandra Dresch, Secretary