

Grounds Committee Meeting
June 12th, 2025

Meeting called to order in the HOA Conference Room 1:00 PM on June 12th, 2025, by Rich Strout. Co-Chairperson of the Grounds Committee.

Roll Call of Membership by Sandra Dresch, Secretary

Members Present via Zoom - Sharon Pedersen, Lori Roy Administrative Assistant

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

Members Excused –Patti Sperduti, Nancy Piscioneri

Guest: Kim Kitko was in attendance at the Grounds Committee Meeting in order to provide any necessary information pertaining to her landscaping request on 3313 Via Montana Way. The request was approved.

Mary Wright noted a change in the May 8th, 2025 minutes reflecting the change stating April minutes instead of February minutes as written. Motion was made to then approve the May Minutes by Peggy Lindquist and seconded by Mike Fell.

Rich mentioned that a lot of properties have been forwarded to the HOA Board recently. He thanked the Committee members for a great job! The members should be thanked for the contribution they are making to keeping Herons Glen a community where the residents can be proud of living.

HOA Reports:

HOA Board Liaison - *Mary Wright*

Mary mentioned to the Committee to report violations of yard ornaments in yards where the residents have appeared to have left the Glen.

2140 Valparaiso will go to the Board.

HGRD will be addressing the illegal use of the irrigation system by the Residents.

HOA Manager, *Joyce Gillespie*

Joyce reported 2091 Embarcadero went to the Board and compliance on June 9th, 2025.

2000 Rio Nuevo – Board approved fines, sent to compliance.

2130 Rio Nuevo – Board approved fines, sent to compliance

2610 Valparaiso will go to the Board for the July Board Workshop Agenda unless violation resolved prior to meeting..

The app will escalate to the Board automatically after 3rd violation and will create the letter on the violations on properties after May 30th.

The committee members can make the inspection a “watch” if not wanting a violation to escalate to the Board.

Joyce will report updates on all escalations to the Board at the monthly Grounds Committee meetings.

“Repeat” button can be used to automatically repeat the violation within the app.

Discussion pertaining to the escalation process to the Board. The violation goes to the Board after 3 violations, if approved, the Board will forward to the Compliance Committee for review. Fines are \$100 per day, not to exceed \$1000.

Residents have 30 days to pay fine, if not paid, then it will be forwarded to the Attorney.

Residents Request -

Zone 1 –2 Requests were received and 2 were approved

Zone 2 – 2 requests were received and 2 were approved. .

Zone 3 - 2 requests were received and 2 were approved

Zone 4 –3 requests were received and 3 were approved

20961 Skyler was placed on “hold” at the May meeting subject to more information This request was approved at the June 12th, 2025 meeting.

Inspections and New Violations –

Committee members mentioned that mulch issues and brown spots in the lawns were present in their inspections.

Garbage / Yard Waste

Zone 1 - 2

Zone 2 - 0

Zone 3 - 3

Zone 4 – 0

Unfinished Business:

Volunteer forms were provided at the meeting. Rich requested that the committee members, take the forms and

complete as soon as possible to enable planning for the next year .

Long Term Violations:

Zone 1 –.2000 Rio Nuevo Referred to the Board. Board approved fines, sent to Compliance Committee Lawn needs treatment, No response from resident pertaining to Violation.

2130 Rio Nuevo Board approved fines, sent to Compliance committee needs shrubs to conceal aid conditioning unit.

2520 Valparaiso- referred to the Board property is in poor condition, needs professional assistance. Lawn appears either diseased or needs to be fertilized by a professional. No edging along the landscape beds

2520 Valparaiso -New violation for landscape beds need weeding.

2251 Valparaiso – Withdrawn will “watch: for 30days.Review status at July meeting.

2140 Valparaiso – Withdrawn placed on “watch” will review status in 30 days at July meeting.

1890 Embarcadero-- Board withdrew from agenda. placed on “watch”

20849 Santorini Way – Fencing was no longer in backyard. Violation removed

20817 Santorini Way – Board approved fines sent to Compliance committee

Zone 2

2330 Palo Duro – will continue to monitor

2590 Palo Duro – Board withdrew from Agenda. Placed on “watch” to review at July meeting

2170 Faliron – Board approved fines, to be sent to Compliance Committee

1930 Palo Duro – Board approved fines, to be sent to Compliance Committee

Zone 3

3551 Odyssea Court- to be forwarded to the Board

Zone 4

20854 Wheelock Drive – Board approved fines, Compliance Committee upheld the fines on June 9th, 2025

3391 Via Montana – Board withdrew from agenda. Placed on “watch” for 30 days, will review at July meeting.

3403 Via Montana – tree needs trimming, letter sent

20769 Kaiden- Board approved fines sent to Compliance Committee

20757 Wheelock – Board approved fines, will be sent to Compliance Committee

20800 Wheelock – Resident is seeking someone to lay new sod. Irrigation needs to be repaired. Joyce Foreman spoke with the resident. Placed on “watch”. Resident wants to delay resodding until they return.

3544 Barnstable – poor lawn

3549 Barnstable- referred to Board

3513 Barnstable – Stump cannot be removed due to location

3301 Via Montana – Need to replace tree

20979 Skyler- No mulch, letters sent in March and May

20771 Wheelock- Empty landscape bed

New Business-

Joyce Foreman requested follow up on Grandfathered propertie over 4 ft. empty landscape beds on Kaiden. Also requested the missing tree violation added to the Home Inspector app.

Responsibilities for Next Inspections

Zone 1 – Peggy Lindquist and Nancy Piscioneri

Zone 2- Dennis Rathburn

Zone 3-Mike Fell

Zone 4- Joyce Foreman and Sue Gregor

There being no further business, the meeting was adjourned at 2:35PM

The next meeting of the Grounds Committee will be held on Thursday, July 10th, 2025 at 1PM in the HOA Conference Room.

Respectfully Submitted By,

Sandra Dresch, Secretary