

Grounds Committee Meeting  
May 8<sup>th</sup>, 2025

Meeting called to order in the HOA Conference Room 1:00 PM on May 8<sup>th</sup>, 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, Joyce Foreman, CO-Chair, Sharon Pedersen,

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

**Members Excused** – Nancy Piscioneri

Sharon Pederson made a motion to approve the Minutes from April 10<sup>th</sup>, 2025 Grounds Committee Meeting and it was seconded by Peggy Lindquist. The Minutes were approved.

**HOA Reports:**

**HOA Board Liaison** - *Mary Wright*

Mary reported that 2091 Embarcadero was referred to the Board and 20854 Wheelock was referred to the Board. 2010 Rio Neuvro was given until June 29<sup>th</sup>, 2025 to resolve violation

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

**HOA Manager**, *Joyce Gillespie*

Beginning May 1<sup>st</sup>, Roberts will be mowing every other week. Roberts will skip yards that appear to be in distress.

Joyce reported that JB has issued an update from the Board pertaining to the current situation of the CLIS system. Mainscape has addressed many issues. To move forward , they have engaged Hydrologic Irrigation design consultants.

Mainscape has requested that if you experience an irrigation problem, report it directly to Mainscape. Do not attempt to fix the issue or try to redirect the work crews. Do not manually operate irrigation valves, this only causes problems for you or your neighbors. Due to the current drought conditions, once per week watering is in affect.

Mainscape has offered to attend the Grounds Committee meeting to address any issues or questions that the committee members may have when doing their inspections.

Joyce reported that Mainscape has over 200 emergencies and have continued to perform “wet checks” in order to confirm that the irrigation system is working in some areas of Herons Glen.

## **Residents Request -**

Zone 1 – 5 Requests were received and 4 were approved and 1 denied  
2061 Embarcadero needs plants along the perimeter

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

Zone 3 - 1 request was received and 1 was approved

Zone 4 – 2 requests were received 1 was approved and 1 placed on Hold  
20961 was placed on “hold” subject to more information

## **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 -0

Zone 2 - 0

Zone 3 - 0

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, Lawn needs treatment, No response from resident pertaining to Violation.

2140 Valparaiso needs shrubs to conceal air conditioning unit.

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

**Request for 2000 Rio Nuevo; 2140 Valparaiso; and 2520 Valparaiso be referred to the Board.**

**Zone 2** – 2330 Palo Duro – New Owners – Property has weeds and needs mulch. It was decided that this property needs to be placed on “watch”.

1920 Palo Duro – Long term Violation

1950 Corona del Sire- Long Term Violation

2461 Palo Duro – Dead Tree has been removed.

**Properties were discussed but the decision was made to move properties to the June meeting for discussion and clarification.**

**Zone 3** -3551 Odyssea Court – 3 pots in backyard does not satisfy the current Grounds Standards.

**Zone 4** –3544 Barnstable – Lawn violation is showing no progress in improvement, decided to place on “watch”

3513 Barnstable – tree stump needs to be removed or concealed. Long term violation. No response from resident.

3549 Barnstable – Trees need to be trimmed. Request to send to the Board.

20757 Wheelock – weeds in landscape bed. Placed on “watch”

20854 Wheelock – currently referred to the Board and will be going to compliance.

20764 Wheelock – long term violations. Placed on a hold for further discussion in June.

20800 Wheelock – Lawn has brown spots

3301 Via Montana Palm tree violation

3373 Via Montana artificial flower violation – Letter will be sent to the residents

3391 Via Montana – Mulch Violation. Mulch needs to be added to landscape beds.

3403 Via Montana – Letter will be sent to residents in regards to violation

20979 Skyler- Mulch Violation, mulch needs to be added to landscape beds.

20769 Kaiden – Has been fined for grounds violation previously. Will be sent to the Board for possible review for another fine. No landscaping around pool equipment violation.

**Decision was made to escalate 3549 Barnstable and 20854 Wheelock ( currently to be sent to compliance by the Board ) and request for Board Review for 20769 Kaiden –**

## **New Business**

Zone 4 – needs clarification pertaining to plants necessary along perimeter of property which is required by the Grounds Committee Standards. Joyce indicated that residents could request a variance by the Board. After discussion, Rich requested that this issue be moved forward and discussed at the June meeting. Review of the Grounds Standards manual is necessary to clarify and discuss the question further.

Rich asked the Committee members to continue reviewing their violations and bring them to the June meeting for discussion.

Rich also mentioned that in order to not create a burden on the HOA Board we need to manage the number of violations that go to the Board each month.

Rich reminded the committee members that the photos taken of the property violations help to escalate the violation to the Board, if necessary. Please continue to take the updated photos.

## **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 2:35 PM

The next meeting of the Grounds Committee will be held on Thursday, June 12th 2025, at 1 PM in the HOA Conference Room

Respectfully submitted by,

Sandra Dresch, Secretary