

**HERONS GLEN HOMEOWNERS ASSOCIATION  
GROUNDS COMMITTEE – MINUTES**

**Date:** November 13, 2025

**Time:** 1:00 p.m.

**Location:** Herons Glen HOA Conference Room

**Co-Chair:** Rich Strout

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**1. Call to Order**

The meeting was called to order by Co-Chair Rich Strout at 1:00 p.m.

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**2. Roll Call**

**Members Present:**

Mary Wright (HOA Board Liaison); Joyce Gillespie (HOA Manager); Rich Strout (Co-Chair); Joyce Forman (Co-Chair); Teresa Pipal; Dennis Rathburn; Sharon Peterson; Susan Gregor; Patti Sperduti; James Lumb (Alternate); George Milot (Alternate).

**Present via Zoom:**

Lori Roy (Executive Assistant).

**Members Excused:**

Mike Fell; Sherry Wilhelm.

A quorum was present.

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**3. Approval of Minutes**

The minutes of the October 9, 2025, meeting were approved as presented.

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**4. Reports**

**4.1 HOA Board Liaison – Mary Wright**

Mary Wright reported the following:

- a. The Annual Membership Meeting & Election will be held December 10, 2025, at 4:30 p.m. in the Ballroom. Proxy forms were distributed to members who had not yet submitted

them.

b. Two properties were reviewed for potential fines:

- **3504 Via Montana:** This property will be put on watch.
- **2181 Rio Nuevo:** Will be put on watch and the resident will be notified of the remaining issues.

#### **4.2 HOA Manager – Joyce Gillespie**

Joyce Gillespie reported the following:

- a. Pine straw mulch installation is scheduled for the week of Thanksgiving.
- b. Annuals have been installed.
- c. Stallman England is performing community-wide irrigation work; temporary disruptions may occur.
- d. Blue Stream is coordinating with staff and vendors to limit service disruptions and will attend weekly construction meetings.
- e. Blue Stream will assume responsibility for repair costs for damages caused during installation activities.

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#### **5. Residents' Requests**

The Committee reviewed and approved resident requests as follows:

- Zone 1: 4 received; 4 approved
- Zone 2: 4 received; 4 approved
- Zone 3: 5 received; 4 approved; 1 on hold
- Zone 4: 7 received; 7 approved

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#### **6. Zone Captain Escalations**

The following items were escalated for Committee review:

- 2060 Corona Del Sire – Written up for dead tree
- 2020 Rio Nuevo – Weed treatment completed. Getting under control
- 2660 Valparaiso Blvd. – Dead tree; pending (property previously fined).

- 2050 Valparaiso Blvd. – Compliance denied due to conflicting correspondence.
- 20854 Wheelock Dr. – Property expected to close soon; new owner notified of violations.

Joyce Gillespie will prepare a written summary by zone.

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## **7. Yard Waste Monitoring**

Zone Captains reported no violations in Zones 1–4.

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## **8. Unfinished Business**

Members who have not submitted their binders for updates were reminded to provide them to Lori Roy. Updated binders and Grounds Zone Books were distributed.

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## **9. New Business**

### **9.1 Zone 4 Beautification Award**

The Committee reviewed four nominations. By vote, the property at **3300 Via Montana Way** (owners: Michael and Linda Claus) was selected as the recipient.

Joyce Forman will notify the homeowners and request permission for publication in the Herons Glen Newspaper.

### **9.2 Grounds Standards Review – Proposed Amendments**

The Committee discussed proposed updates to the Grounds Standards for presentation to the HOA Board. Items addressed included:

#### **a. Seasonal Decorations:**

Clarification of display periods (October 1–November 30) and removal timelines for Halloween-specific décor (within seven days). Joyce Gillespie will prepare red-lined revisions.

#### **b. Shrub Spacing:**

Revised language: “All landscape beds must include shrubs planted in the ground no more than four feet apart.” Consolidation of related standards recommended.

#### **c. Yard Waste and Bin Placement:**

Update to reflect the 24-hour rule before and after pickup.

**d. Mechanical Equipment Screening:**

Revised language requiring landscaping to conceal mechanical equipment.

**e. Landscape Lighting:**

Draft language limits permanent lighting to clear (white) fixtures; colored lighting allowed only for seasonal holidays. Additional resident guidance will be developed.

**f. Lawn Grass Standards:**

Joyce Gillespie will research additional clarification regarding mixed turf and St. Augustine grass requirements.

**g. Swim Spa Installation – New Standard:**

Proposed language requires shrubs installed around swim spas to provide concealment within two years; homeowners must inform landscapers of growth requirements. Incorporation under “Mechanical Equipment” standards is recommended.

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**10. Announcements**

The Annual Membership Meeting is scheduled for December 10, 2025, at 4:30 p.m. in the Ballroom.

A minimum of 390 proxies is required.

A representative from Waste Connections will be the guest speaker.

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**11. Adjournment**

A motion to adjourn was made and seconded. The meeting adjourned at 2:30 p.m.

The next regular meeting will be held on **December 11, 2025, at 1:00 p.m.** in the HOA Conference Room.

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**Respectfully submitted,  
Susan D. Gregor**