

DATE: March 20, 2019

TO: **WISTERIA PARK EAST SIDE LANDSCAPE COMMITTEE**
 Maureen Hooper
 Ray King
 Wendy Draina
 Rob Russell
 Myra Harcourt

FROM: Donna Burbidge

SUBJ: **MARCH 18TH, 2019 COMMITTEE MEETING NOTES**

The East Side Landscape Committee met March 18th at the Gazebo. The meeting was called to order by Chair Maureen Hooper at 9:01am. Present were all of the committee members: Maureen Hooper, Rob Russell, Donna Burbidge, Ray King, Wendy Draina and Myra Harcourt. Three homeowners were also present.

Revised minutes from the previous February 7th meeting were approved, and will be posted on the Wisteria Park website.

The results from the “opt out” survey were reviewed and are presented below:

1. Do you support allowing individual East Side Homeowners to “Opt Out” of HOA provided landscape services?

Of the 72 East Side homeowners, 56 responded to the survey (78%). 1 did not answer this question. **A clear majority do not want to allow individual homeowners to “opt out” of the landscape service.**

	<u>#</u>	<u>%</u>
Yes	8	14.5%
No	<u>47</u>	<u>85.5</u>
	55	100.0%

2. If allowed, will you choose to “Opt Out” of HOA provided landscape services?

Of the 56 homeowners who responded to the survey, 6 did not answer this question. Of the 50 homeowners who answered this questions, 48 or **96% said they would not opt out**. Only 2 (4%) said they would Opt Out if allowed.

	<u>#</u>	<u>%</u>
Yes	2	4%
No	<u>48</u>	<u>96</u>
	50	100

The Committee discussed the findings at some length. It was concluded at the current level of service, few homeowners would opt out. However, this was not case in mid1918 when a group of homeowners were unhappy with service and wanted the option to opt out. This generated discussions at several HOA

meetings of the advantages and disadvantages of HOA provided landscape services, and the pros and cons of allowing opting out. This survey was a result of those discussions in order to determine how East Side homeowners would feel about allowing “opt out”. A vote was taken among landscape committee members. Four of the five committee members voted to recommend to the HOA Board to **not allow** “opting out of HOA provided landscape services”. The dissenting member was concerned that if landscape service levels decline and homeowners are allowed to opt out, then the landscape company would have an incentive to improve their service, given that they would lose the revenue from those homeowners. It was pointed out:

- We are monitoring the quality of landscape services by walk around inspections once a month and maintain a spreadsheet which captures homeowners’ complaints and follow-up.
- The HOA can cancel any landscaper service provider who fails to meet their obligations with a 30 day notice, and the threat of losing the whole contract can be a motivator.
- Homeowners can currently opt to not receive certain services, however, they would not receive a discount in cost.
- Opting out would only be allowed in October (because of changes to the annual landscape contract), and would cover the next year.

Given a majority of East Side homeowners responded to the questionnaire, the large percentage of homeowners voted to not want to allow “opt out”, and the few homeowners who would actually opt out, the recommendation from the landscape committee to the HOA Board is to not allow East Side homeowners to opt out. The committee clearly understands the importance of maintaining a quality level of landscape services.

The February 15th East Side Landscape Inspection was reviewed. There were few complaints and overall the landscaping looked good. A palm tree with Ganoderma disease cited in the February inspection was recently removed. Some residents wanted seed pods from tall palms to be removed. The HOA provides tall palm tree trimming is once a year, so if homeowners want the seed pods removed, this is a homeowner responsibility. Hard cutting of hibiscus and oleanders will be done end of March/early April after blooming. The next landscape inspection is planned for 3/22/2019. An announcement was made March 18th to homeowners asking if anyone had concerns.

It was recommended that an email be sent to East Side homeowners reminding them if they are gone for a significant amount of time, that they should have someone watching over their property. Maureen will arrange for a notice to also be put in the next Wisteria Park Newsletter.

Homeowner comments at the meeting dealt with irrigation repair timing (Ray will talk to Nicole/Matt on how to improve timing on emergency repairs), pruning around irrigation heads, and a complement on how nice the neighborhood looks.

NEXT MEETING OF EAST SIDE LANDSCAPE COMMITTEE IS AT 10 AM APRIL 11TH AT THE GAZEBO.
Homeowners are invited to attend.