

From: Homeplace 3 HOA hp3newsletter@gmail.com
Subject: HP3 December Neighborhood Newsletter
Date: December 9, 2021 at 7:00 AM
To: manager@grandchestermeadows.com

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In This Issue: Holiday Party, Woodcroft Cost-Share, Thank You, 2022 Budget,
Link to Dec. HOA Mtg, Parking Survey, Tree Stewardship, Wellness: Joys

December 2021 Issue 18

Homeplace News A Neighborhood Monthly



**Is there ANYTHING better than
COOKIES & HOT CHOCOLATE & (possibly bad) SINGING?**

**You are invited to the HP3 Holiday Get Together
Sunday, December 19 @ 4 p.m.
OUTSIDE @ The Green Space next to Bldg. 66 (near the mulch pile)**

*Bring a chair & blanket to snuggle up! We'll bring the cookies and cocoa. Sing songs or
take a group walk around the neighborhood to look at lights. COVID Compliant.*

To get you in the party mood, here are some jokes!

submitted by Kylie B.

What's a skunk's favorite Christmas song? (Jingle Smells)

What do you call a frog hanging from the ceiling? (Mistletoad)

How did Scrooge win the football game? (The ghost of Christmas passed)

Woodcroft Board Approves \$2,000 toward HP3 Invasive Plant Removal



On November 23, the Woodcroft Board approved a \$2,000 cost-share allocation to assist our Homeplace III HOA in removing destructive invasive plants in the forested buffer areas along the Woodcroft Trail and behind Buildings 70-72. Current Board Treasurer and Landscape Committee Co-Chair represented our community in requesting consideration of a cost-share arrangement with Homeplace III to address this area. This work is important because if left unchecked, invasive plants, such as English ivy, can damage and eventually kill trees. The affected trees provide a beautiful buffer zone between our neighborhood homes and Fortunes Ridge Drive. This work is part of the Board's commitment to addressing community priorities expressed in our 2020 Community Survey and 2021 Listening Sessions which included removing invasive plants, moving toward

more native plants, being better stewards of our trees, and protecting our property values. If you would like to serve on the Landscape Committee, please email Denise at deniseaf8@gmail.com.



Thanks to our November Care Day Volunteers!

Thanks to our generous neighbors Simon K., Sandee W., Ann C., Blair T., Bev W., and Denise F., the area between buildings 74 and 75 is protected with fresh woodchip mulch, signs are cleaner, and trees next to Bldg. 86 are free of English ivy! Community Care Days are complete for 2021 and will pick back up in March 2022.



Our HP3 2022 Budget

At the community meeting in November, your HOA board approved a budget for 2022. We are proud of the work we put into this budget and believe that it will help us progress in our goals next year.

We met twice in October—for a total of 7 hours of Zoom meetings—to set goals for 2022 and create a budget that would support those goals.

We created goals in five key areas:

1. Landscaping
2. Buildings and Infrastructure
3. Community Engagement & Vibrancy
4. Financial Health and Planning
5. Organizational development & Efficiency

For details about our five goal areas, [click here.](#)

In addition, we plan to make sure at least one HP3 board member attends each Woodcroft Community Association meeting, and that we continue to refine our board manual and onboarding process for new board members as well as recruit new board and committee members.

[Click Here for Full 2022 Budget](#)

You Are Invited to Join Your HOA Monthly Board Meetings

Our next meeting is via Zoom on Thursday Dec 16 at 6:30 p.m.

Join Zoom Meeting Here:

<https://us06web.zoom.us/j/84239196023?pwd=T285TjFMWUIwOUZlZVovMXNmWGIwQT09>

Board meetings are the third Thursday of each month

HP3 Parking Survey

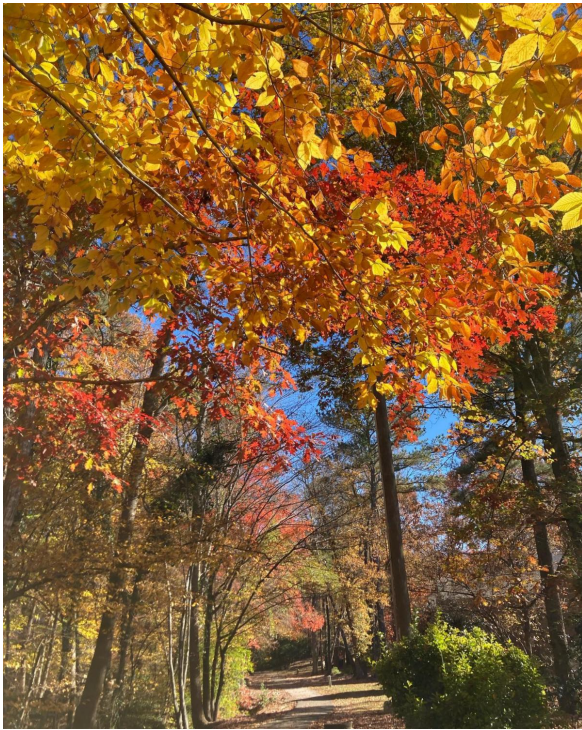


The HOA Board and property manager are considering making modifications to our parking policy. Thus, we would like to hear from you about your experiences and satisfaction level with the current parking policy and practices. Please take the quick [Parking Survey](#) and

let us know! Thanks in advance for your time and cooperation.

HP3 Tree Stewardship Policy

By Kathleen Heady



All of us in Homeplace 3 enjoy the abundance of trees in our neighborhood, so it is good news that the HOA Board has recently adopted a tree stewardship policy to proactively protect and preserve our trees in the years to come.

The new policy includes the following goals and guidelines for protecting, preserving, and enhancing our trees. We hope these guidelines will be beneficial for improving the diversity of the trees, as well as the environmental, economic, and social impact for present and future residents.

1. Our aim is to achieve and maintain at least a 40% tree canopy coverage.
2. When replacing and planting new trees, we will strive to maintain a tree age diversity of 40% juvenile, 30% semi-mature, 20% mature, and 10% aging.
3. As we replace and plant new trees, we plan to establish a diverse tree population where no single species represents more than 5% and no genus more than 10% of the tree population. Trees will not be removed to meet this target but will be replaced as needed.
4. We aim to establish a tree population with at least 75% of the trees suited to the urban

environment of central North Carolina, while avoiding invasive species.

5. We will invest in and use a qualified company to follow best tree care practices.
6. We will secure an annual tree risk assessment by a certified arborist and remove trees identified as “high risk” to people and property.
7. We aim to establish a “tree and natural landscape stewardship fund” line item in the HOA budget. This fund would be used to our tree canopy coverage goals as well as tree care and maintenance. The fund could also be used for more environmental and people and pet friendly services, and green infrastructure solutions such as permeable pavement, rain gardens, etc. The fund would NOT be used for traditional landscaping practices that rely on toxic and polluting products such as gas, oil, synthetic pesticides, synthetic fertilizers, etc.
8. Last, we hope to engage the residents of Homeplace 3 in fulfilling the landscape policy objectives as much as possible.

[Click Here](#) for a link to the full Tree Stewardship Policy document.

If you have further questions, please contact Denise Frizzell at deniseaf8@gmail.com

Wellness: Joys of the Season

by Bev Wedda



I’ve been thinking a lot about the ways that I “Open to Joy” this week, as it is the topical theme for a small group that I’m a member of this month. And coincidentally, it was a major theme that a retiring work colleague weaved into his sharing of career reflections this past week also, more specifically the ways that he intentionally found Joy in his work

every day.

One of the reflection questions for the theme within my group is “What Joy do I find in the holiday season?” So as we’re amidst the Jewish festival of Hannukah, and early in the season of Advent leading to Christmas, I’m spending a little extra time with this inquiry.

As is probably the case with most of us, how and where I find Joy in the holiday season has changed and evolved over the years. Some things haven’t changed – I still love the lights, the music, the scent from a Christmas tree, and the time with family and friends. But I now find Joy in much simpler ways too.

I enjoy keeping family traditions, and also creating new ones. The Polish Christmas Eve vigil supper of my childhood, Wigilia, remains a favorite memory of gathering extended family together in celebration. Dinner began with sharing Oplatek and blessings, followed by our traditional menu of pickled herring, kasha, pierogi, broiled haddock, boiled potatoes, and kapusta, and ending with family favorite desserts. There’d always be lots of conversation and story-telling. Attending Midnight Mass ended the evening’s celebration for many.

It’s been fun making adaptations to Wigilia over the years in our household. But we’ve also enjoyed creating new seasonal traditions, one favorite being the lighting our Advent wreath (pictured above).

I first created and started lighting our Advent wreath when participating in a Spirituality and Practice Advent course that I’d been given as a gift. It’s an evergreen wreath with 5 candles: 3 purple, 1 rose, and 1 white in the center. The 4 outer colored candles symbolize the Christian concepts of Hope, Peace, Joy, and Love, while the center white candle symbolizes the arrival of Christmastide, or the Christ candle. Each morning of Advent includes a devotional reading and lighting of the candle of the week. It’s become an important morning ritual in our home, and a meaningful start to the day.

During this holiday time, I’d like to invite you to take notice of the ways that you Open to Joy, and to consider some new ways to bring Joy to your holiday season.

**Bulky item pickup by the City of Durham is by
REQUEST ONLY!**





Your bulky items will sit on the curb until you call the City of Durham at **919-560-1200**.

Links to Information about HP3

[Click here for the President's Letter about 2021 HP3 DUES](#)

[Click here for the Homeplace 3 HOA Website](#)

[Click here for HP3 Guidelines/Financial Reports/Board Minutes](#)

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