



Homeplace 3

Annual Report 2021-22

BOARD OF TRUSTEES 2021-2

Pam Bash (2023)

Linda Bowles (2023)

Ann Colosia, Vice President (2024)

Denise Frizzell, Treasurer (2023)

Bill Gardner (2022)

Kat Moran, President (2022)

Sandee Washington, Secretary (-June 2022) (2022)



The Board of Trustees created goals for 2022 in 5 areas based on our vision for Homeplace 3 and the board's responsibility to manage our HOA efficiently and provide for its future financial health.

VISION FOR HOMEPLACE 3

Natural Landscape: Our tree canopy is healthy and vibrant; our planting beds are filled with healthy growth natural to our area; our grounds are hearty and water drains well with little erosion.

Buildings and Physical Infrastructure: The community is aesthetically pleasing - our building structures and physical infrastructure (i.e., streets, parking lots, sidewalks) are well maintained and our major issues addressed (e.g., drainage and erosion). We are generating solar energy, have EV charging station(s) and we have proactive policies in place to guide decision-making particularly pertaining to issues impacting community health and natural landscape.

Community Engagement and Vibrancy : Numerous community members are involved with the BOD and active committees and meeting attendance is high. There is a vibrant and active community gathering space with neighbors and children.

Goal Area 1: Natural Landscape

DONE Pass a tree stewardship policy



Read policy

PARTIAL To rebuild 10 more parking lot planters

Reduced number of planter rebuilds due to cost increase for Phase 3 of painting.

Goal Area 1: Natural Landscape

IN PROGRESS Replant at least 5 trees with
5-15 gallon trees, not saplings

In 2021, we had to remove a pear tree in a planter between 81-82. We have approved an estimate from Grateful Bees and Trees to replant there with a river birch.

This is a pilot project for future replanting.



Goal Area 1: Natural Landscape

DONE Complete 1-2 erosion control projects

We picked small, strategic projects based on opportunities to obtain cost-sharing with City of Durham

Project 1: Cost-sharing with City of Durham in 2 areas

Area 1 *Behind buildings 82 and 83:* Prevent further soil erosion into small creek by extending the planting area, mulching and planting with herbaceous native perennials.

Area 2 *Along Woodcroft trail behind units 90-93:* Discontinue mowing in this area and fill the area along the paved path with soil to create an even soil/path area. Plant the area with native herbaceous groundcovers, including native ferns. Use leaf litter from trees to create a mulched area and increase water percolation into the soils.



Behind and Between
Bldgs 82-83

Goal Area 1: Natural Landscape -Additional Accomplishment

Completed invasive species removal work along the Woodcroft Trail at the top corner along Fortunes Ridge Drive and behind Homeplace III Bldgs 70-71–Cost sharing with Woodcroft Community Association (images before work).



Goal Area 2: Building and Infrastructure

DONE Complete Painting

Painting for all buildings complete. Doors are still being painted.

IN PROGRESS Clean, repair and restain mailbox stations; continue mailbox replacement.

IN PROGRESS Install street signs

Almost all intersections will receive signs with street names (in some cases, for example Horseshoe Ct where the 2 intersections with Lenthorn Dr. are very close together, only one sign will be installed). Signs and hardware have been ordered.

Balcor Dr

Hymettus Ln

Lenthorn Dr

Sheffield Dr

Turtle Run Rd

Goal Area 2: Building and Infrastructure

IN PROGRESS Gather information about asphalt and concrete needs in order to develop a long term maintenance budget

Building and Infrastructure Committee members have identified sidewalk and parking lot areas around the community--both asphalt and concrete--that need attention. As in 2021, we encountered difficulty and delays in getting vendors to provide quotes. Combined with the significant cost increases for phase 3 of our painting, these delays made it desirable to push further parking lot work to Summer 2023.

Our parking lots, streets and sidewalks will be a considerable portion of capital expenses over the next decade plus. The board continues to work on how to best schedule maintenance, repairs and replacements over time to maintain our property and protect the financial viability of the Association.

Goal Area 2: Building and Infrastructure

DONE Study and begin planning for enhancements to gutters and downspouts

We commissioned Giles-Flythe Engineers to look at a representative examples of buildings in the neighbor to determine if the capacity of our gutters is sufficient and make recommendations about gutter configuration.

→ More to come on what is likely to be a phased project that will require further engineering input.



Read report

IN PROGRESS Create building and infrastructure committee

A Building and Infrastructure committee has made a few times in 2022. With only one non-board member, we need further recruitment to make the committee viable - particularly a homeowner or resident with relevant experience or expertise.

Goal Area 3: Community Engagement and Vibrancy

PARTIAL Have 4 meetings outside, in our neighborhood

With the success of our 2021 annual meeting, attendees expressed desire to have more in person meetings outside. With the Woodcroft Community Association discontinuing the lease of Suite K, this seems like the most feasible way to have in person meetings going forward.

NOT STARTED Develop plan for time-sensitive communication/ move forward with Pods

Our experience with paving in 2021 when we needed to communicate quickly with residents about when and where to move cars raised communication as an issue to be addressed.

NOT STARTED Create Welcome Committee

Goal Area 3: Community Engagement and Vibrancy

COMPLETED Replacement of neighborhood picnic tables with dedication to Mary Newman

Goal Area 4: Financial Health and Planning

NOT STARTED Recruitment of new Board Treasurer by end of 2022

DONE Conduct mid-year budget “check-up”

The board met in July and updated our 2022 budget to reflect better ideas about spending mid-year. Updated budget is not on Grandchester website but will request that it be added.

IN PROGRESS Develop reserve contribution targets

Goal Area 5: Organizational Health and Efficiency

NOT STARTED Have someone attend Woodcroft Association meetings and provide report

IN PROGRESS Continue to refine board manual

DONE Meet with lawyer about needed covenant and policy updates

This spring the board met with Tina Pace from Hatch, Little and Bunn LLP. As a result, the board is working on creating much-needed policies and procedures, beginning with dues collections and violation resolution. While the governing documents gives the board authority to do these things, they do not lay out all the details of how the board should go about this. By Q1 of 2023 we hope to have draft policies that we will share with homeowners for question and comment.

Goal Area 5: Organizational Health and Efficiency

NOT STARTED Develop plan and schedule to evaluate vendors



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Financial Health



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Opportunities and Challenges

Recruitment

It's been over a year since we have had a full 9-person board. In addition, we have had difficulty recruiting and retaining a treasurer. Per our governing documents, we are required to have a board of directors and a slate of officers. This cannot be outsourced!

The best thing you can do to protect your property investment is serve on the HOA board.

Decisions are made by those who show up.

Challenges

The future...

Inflation, labor and supply shortages...the challenges of the past few years make the challenge of planning ahead even more CHALLENGING.

Roofs and painting are complete!

Completion of these two major (and majorly needed) projects means we can turn our attention and funding to other needs in our community.

Cost sharing

This year we completed two projects with cost-sharing (both City of Durham and Woodcroft). We will continue to look for opportunities to find partners to complete work around the neighborhood.

Homeplace 3

is the best place to be!

Thank you to our Care Day volunteers

Blair T.

Ann C.

Christina B.

Cori

Pam B.

Pam B. (second)

Bev W.

Joe M.

David D.

Anna B.

Simon S.

Sandee W.

Denise F.

Cori

