

The Trails at Woodlot

As our community passed its 20th birthday, the HOA Board had three main priorities for 2017:

1. To help residents retain/increase the value of their properties by enforcing the covenants and by-laws and by improving and maintaining the community-owned property,
2. To increase the sense of community among the residents of The Trails at Woodlot, and
3. Achieve Goals 1 and 2 above while keeping HOA assessments as stable as possible.

2017 Accomplishments

Listed below are the events and efforts that were researched, planned, and executed by our community volunteers in support of these goals:

Property Value Retention Efforts

- **Annual Walkthrough**—Volunteers walked the community in the late spring and noted repairs and maintenance needed for homes and yards to stay in compliance with our community covenants. Approximately 20 violation letters were sent throughout the year. Common infractions were garbage/recycle bins visible from the street, bare spots/weeds in the lawn, dead trees, siding/shutter disrepair, mildew on siding, and inoperable vehicles.
- **Architectural Approvals**—Thirteen (13) architectural applications were submitted in 2017; volunteer committee members reviewed the applications, visited the properties, and notified the owners of the decision in writing. All applications were processed within the timeline mandated by our bylaws.
- **Tree Maintenance**—The HOA worked in conjunction with Red Miles Services to remove dead/dying trees which posed threats to homes or were causing damage to sidewalks and driveways. Additionally, common area trees were trimmed.
- **Cul-de-sac on Wooded Way**—Junk trees and underbrush were cleared to allow the larger hard wood trees to thrive; clean wood chips were spread throughout the area to discourage new undergrowth.
- **Lawn Care**--All community-owned grass areas were treated for weeds, aerated, and over-seeded.
- **Landscaping**--Front entrance area that could not support grass growth was landscaped with boulders and 125 lirioppe.

Community Building

- **Welcome Baskets**—New owners (5) were presented with a welcome basket after moving into the community. Baskets included Columbia Association maps (trails and streets), snacks/water, and decorative household items.
- **Community Cleanup**—Volunteers met in the early spring to remove litter from the community, the water retention pool, and surrounding wooded areas. Throughout the year, utility companies were contacted to replace broken utility covers and replace street light bulbs.
- **Community Yard Sale**—A community yard sale was planned and advertised by a new resident. Single-family and townhome owners participated, and feedback was positive. The plan is to repeat this event annually.
- **Annual Picnic**—In September, we held another successful gathering of neighbors which included catered BBQ and wings, live music, a magic show plus balloon animals, cake, and ice cream with all the trimmings.
- **Happy Hour**—The HOA sponsored two happy hours (potluck/BYOB)--one in the Wooded Way cul de sac and one in the townhome area; an easy, low-cost way to meet and visit with neighbors.

2018 Plans

- **Tree Maintenance**—The HOA will continue to compare the recommendations of our arborist report and Red Miles Services and remove dead/dying trees which pose threats to homes or are causing damage to sidewalks and driveways. Additionally, common area trees will be trimmed as needed.
- **Landscaping**—The slope that faces Woodlot Road before the entrance to the townhomes will be landscaped with low maintenance plants. (Part of the slope area was landscaped several years ago; the plan is to continue with a design and plants similar to what is already in place.)
- **Membership in HOA-USA (Maryland)**--a professional organization dedicated to providing resources that promote a better understanding of townhome, condominium, and single-family homeowner associations in the United States.
- **The Trails at Woodlot Website**—Update web content and establish a plan to add information on a regular basis.
- **Planned Community Events:**
 - Annual Meeting—Tuesday, February 27, 2018, 6:30 p.m., at the Florence Bain Sr. Center/Harpers Choice Village Center
 - Annual Picnic—Saturday, September 15, 2018
 - Happy Hour--TBA