

# The Trails at Woodlot

2020 Accomplishments

2021 Proposed Plans

**Board of Directors:** Jeff Biggs, Jayne Kaiser, Kathy Hofstad

**Officers:** Jayne Kaiser, President; Mary Lou Carlson, Vice President; Sharon Bogdan, Secretary; Carol Gleason, Treasurer

**Architectural Committee:** Carol Gleason, Sarah Dorff, Joan Misencik, Kathleen Plunkett, Scott Mahoney, Samantha Gordon, and Trudy Lily

**Townhouse Advisory Committee (TAC):** Donna Myers, Chairperson; Jeff Biggs, Preston Faulkner, Samantha Gordon, Sheila Harris, Bob Hartranft, Kevin Kennedy, Trudy Lily, Scott and Angela Mahoney.

## 2020 PRIORITIES

- 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
- Keep HOA assessments as stable as possible while maintaining the infrastructure of the community
- Provide an opportunity for residents to build community with neighbors

## 2020 ACCOMPLISHMENTS

### PROPERTY VALUE RETENTION EFFORTS

- **Annual Property Inspection**—Architectural Committee volunteers conducted two walk-throughs in 2020. The June walk-through resulted in 42 recommendations (suggestions), and homeowners were notified by email. Twenty-six (26) deficiencies were noted, and homeowners were sent letters informing them that deficiencies (in violation of HOA covenants and by-laws) not corrected by the September walk-through would result in a violation letter. Fourteen (14) violation letters were mailed in late September. Common violations were garbage/recycle bins left in view, bare spots/weeds in the lawn and beds, dead trees/bushes, siding/shutter disrepair and mildew, rotten wood, peeling paint, and inoperable vehicles.
- **Architectural Approvals**—Six architectural applications were submitted in 2020; 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. **ALL exterior changes to property (including landscaping) require an application be submitted to the Architectural Committee and approved BEFORE starting work.**
- **Tree Maintenance**—The HOA worked with Red Miles Services to remove/trim dead/dying trees which posed threats to homes, were causing damage to sidewalks and driveways, or were damaged and not thriving. Additionally, common area trees were trimmed.

Encroachment behind the townhomes and along the road to the upper-area townhomes was removed.

- **Lawn Care**— (Scheduled for November 2020) Liberty Landscaping will edge and mulch the area at the intersection of Woodlot and Woodnote where grass is struggling. Debris on the corner of Woodlot and Woodnote will be removed; turf maintenance be performed on the Wooded Way island; and all common areas will be aerated and overseeded to improve turf. (Scheduled for November 2020).

### COMMUNITY BUILDING Initiatives

- **Welcome Baskets**—Presented 7 new owners with welcome baskets. Baskets included an HOA Welcome Letter, Columbia Association maps (trails and streets), kitchen items, and soap.
- **Annual Picnic**—Cancelled due to COVID. Budgeted to resume in 2021.
- **Community Website**—[www.thetrailsatwoodlot.com](http://www.thetrailsatwoodlot.com)—Website contains photos, neighborhood description, calendar, fees and payment information, and architectural documents. Meeting minutes from TAC and Architectural Committee meetings are also on the website. Arborist maps and links to the Howard County land usage map are available to assist in determining general property lines and identify trees recommended for removal.
- **Facebook page**—**The Trails at Woodlot HOA**—Follow us on Facebook where we post neighborhood photos, events, and announcements.

### PROPOSED PLANS FOR 2021

- **Succession Planning**—Invite interested residents to train with HOA officers and board members in preparation for upcoming turnover in leadership.
- **Color Pallet for Single-Family Homes**—Establish an approved color palette for the single-family homes similar to what is in place for the townhomes.
- **Social Media**—Add a volunteer position to update and promote the HOA on Facebook and possible other platforms.
- **Turf Improvement**—Continue aeration and overseeding for common areas; add an additional crabgrass preventative treatment.
- **Development Sign**—Conduct research for the installation of an additional sign at the entrance to the community using Single-Family Homeowner Reserve funds.

### PLANNED COMMUNITY EVENTS

- Community Cleanup—April 2021
- Annual Property Inspection—May/June 2021

- Annual Picnic—September 2021