

FROM: CDD Board
TO: University Place Residents
RE: Workshop Meeting 8/18/2021
DATE: August 18, 2021

The CDD board is making an effort to communicate more frequently with the community and wanted to update everyone on a couple of important items. Our community will soon be 20 years old, as the community ages, repairs need to be completed and upgrades are needed therefore we need to spend money. We work within a budget and do the very best we can, at all times, to obtain bids and select the most qualified vendor. We also encourage Homeowners who want to volunteer or who may not want to volunteer, but may have ideas or resources that they want to share, PLEASE contact the CDD Board Members. We welcome your input and are trying to do the best we can with the volunteers and resources we have available. Please attend the CDD Meeting next week, we would love to see everyone. Remember that this meeting is held at 6:30 as it is the budget setting meeting. Contact info is available on the CDD's website www.universityplacecdd.org

Question: **Why does the Landscaping look like it needs improvement? And what's happening with the rocks outside the trees along the community?**

Answer: Yes, we had some problems with the new Landscaping & Irrigation company, Duval. We are sorry however, after using TLC for almost 20 years, it was a transition for Duval and would have been a transition for any new company. As an FYI, during the vendor selection process, the CDD does not always choose the lowest bidder. The CDD tries to look at overall quality, cost effectiveness, and benefit to the community. We are putting the landscaping out to bid once again before the Duval contract runs out. The CDD signed a one-year contract with Duval.

Rocks were placed around the tree beds to keep the mulch in, similar to what we did at the entrance to the Charleston Pool. The rocks on several trees are smaller than what we requested and they are being replaced with the larger rocks, currently on order, this project is not complete as of today. We know the small rocks do not look good and we are working to have the problem corrected ASAP.

Question: Why do my sprinklers come on, even when the irrigation is turned off?

Answer: This may be because of the SNAIL infestation, yep you read that correctly, we have SNAILS in some of the irrigation lines, especially if you are on the Coates Row pump station. When a valve gets full of snails, it cannot shut off and seal completely.

We are in the process of trying to flush out the valves installed on each system. Daily at first, we can begin flushing out the lines to rid them of the snails. Once this happens, we have contracted with a company that will put in a treatment to kill the snails in the line. 24 hours after the treatment, we will flush the lines again, hopefully ridding the lines of the snails and the current organic material. We will then begin the flushing daily process. We are optimistic this will solve this snail issue.

Question: Do you turn off the irrigation?

Answer: Yes, we do turn off the irrigation during wet times like we are currently experiencing.

Question: When is Duval on property?

Answer: Daily when on property they are doing 1) monthly checks or 2) repairs; they turn the water on to either test the system or test their repairs.

Our irrigation system is 20 years old, we are not making excuses, we are trying to work with our current system and are also working with a budget. Our irrigation system is basically a circle, if they are working on the part of the community, where your home is on that circle, your system might come on because of the valve not being able to shut off due to the snails, and now you get water.

Question: Why are the sidewalks still showing Iron stains, we thought that was cleaned a couple months ago?

Answer: Yes, the community spent approximately \$17,000 to have the stains removed and yes, the stains have reappeared. We are now considering having the water tested to see if we can reduce the problem. One answer is that the stains are coming from the fertilizer on the lawns. Another possible answer is that the stains are coming from the pond water. We are researching this further.

Question: Are cars being towed for illegal parking?

Answer: Yes, cars will be towed, as soon as the proper signs are posted in the community. Signage will be capped at 2 signs. One at the Cooper Creek entrance and one at the Honore entrance. We expect the signs to be posted soon and will notify everyone. Please park legally within the community. The community truly does not want to tow your vehicle however, we do have parking regulations and we are asking that you please abide by the rules.

Question: Meeting Street turn around is a problem, what are you doing about it?

Answer: We are working with the HOA to acquire a small piece of property that belongs to the HOA, once the CDD owns the property, we can pave a little turnaround at the end of Meeting Street.

Question: What's happening with the common area watering?

Answer: Pump Station PS5 is currently down and in the process of being upgraded. We are getting refurbished parts and will repair the Pump Stations while working within a budget.

Question: What is in the budget for the Repair and Replacement of the Pumps and Irrigation?

Answer: The community has \$35,000 in reserves for the pumps and \$35,000 for the irrigation repairs and replacement.

Question: What is happening with the Landscaping at the Seven Oaks Pool and the mulch around the oak trees, in the common area landscaping, on Indigo next to the pool? The community would like to see the landscaping around the Seven Oaks Pool look as nice as the landscaping around the Charleston Pool.

Answer: We would like to keep the community looking great at all times with regard to landscaping. This is a HOA question, the landscaping in front of the Seven Oaks Pool and the common area on Indigo belong to the HOA. We will forward your concern to the HOA.