

University Place Neighborhood Association, Inc.

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December 17, 2024

Dear Carriage Run Homeowners,

Your Board of Directors and your Carriage Run Landscaping Committee would like to inform you of a change to the Carriage Run “maintenance free/services” landscaping.

The HOA Board of Directors has voted to terminate the Carriage Run “maintenance free/services” landscaping. We will continue to provide landscaping services to Carriage Run for 4 months – January – April 2025 enabling a lengthy period of transition for homeowners to hire landscapers privately.

Background and thoughts about this change:

University Place was developed in 2002/2003. It established 403 homes with 55 of them designated as Carriage Run – Meeting Street, Sea Island and Seven Oaks. Carriage Run was conceived and developed by Pat Neal, Developer, with a marketing draw of “maintenance free/services” landscaping. At the time it was a compelling strategy, especially for “snow birds”.

Over the years, however, there has been much debate and confusion as to what exactly “maintenance free/services” means. Per the terms of the contracts with landscapers over the years it means mowing, edging, fertilizing lawn and landscape, pest spraying, trimming of bushes, trimming of small palms, providing wood chips and yearly leaf cleanup. The care, maintenance and replacement of plants and trimming of trees over 10/12 feet tall is the homeowner’s responsibility. The landscaping plants are now 20 years old and need replacement for many of the homes. But confusion continues and many homeowners still believe that everything associated with landscaping in Carriage Run is the responsibility of the HOA. Complaints are frequent and resolution is challenging.

What’s Next:

The HOA will continue to provide Carriage Run landscaping services at the same price you currently pay January through April 2025. The HOA will coordinate a community landscape fair “meet and greet” in January. We will invite as many landscapers as possible – those who are currently providing private services in our community, along with providers that Sunstate works with in other communities. This gathering will provide you with an opportunity to learn about service options and pricing. Of course, you may elect to interview and engage providers on your own.

We appreciate that this is a big change but an important one for us to maintain a beautiful neighborhood.

Sincerely,

HOA Board and Carriage Run Landscaping Committee