

THE WOODLANDS 5 YEAR BUDGET COMMITTEE RECOMMENDATIONS

JANUARY 2019

WOODLANDS ENTRANCE	AREA:	ACTION:	STATUS:
<ul style="list-style-type: none"> • Front Entrance Project 	Common	<ul style="list-style-type: none"> • Development of landscaping plan • Repair and upgrade of landscape lighting • Determination of future tree planting • Establish system to monitor functioning of gatehouse security camera 	<ul style="list-style-type: none"> • Pending • Pending • Pending • Pending
<ul style="list-style-type: none"> • Metal Fence (Brooktree Lane) • Fountain Repair 	Common Common	<ul style="list-style-type: none"> • Replacement due to current fence condition • Repair of deteriorated fountain surface 	<ul style="list-style-type: none"> • Spring 2019 • Stabilize in 2019 with repair in 2020 • 2019 Budget
<ul style="list-style-type: none"> • Holiday Lights 	Common	<ul style="list-style-type: none"> • Based on survey comments, HOA needs to commit to funding this project each year 	<ul style="list-style-type: none"> • 2019 Budget
POOL/TENNIS COURT AREA	AREA:	ACTION:	STATUS:
<ul style="list-style-type: none"> • Landscaping • Pool & Spa Repair • Pool Decking Replaced 	Common Common Common	<ul style="list-style-type: none"> • Development of plan to refresh landscaping • Resurfacing of pool/spa & coping tile replacement • Replacement of deteriorated pool concrete decking 	<ul style="list-style-type: none"> • Pending • 2021 budget • 2023 Budget
<ul style="list-style-type: none"> • Tennis Court/Rec Area 	Common	<ul style="list-style-type: none"> • Establish a committee to review survey feedback, develop a plan of action including associated costs and make recommendations to Board 	<ul style="list-style-type: none"> • Appointment of committee members in 2019
<ul style="list-style-type: none"> • Parking Lot 	Common	<ul style="list-style-type: none"> • Resurfacing of parking lot 	<ul style="list-style-type: none"> • Spring 2019

GROUPS/LANDSCAPING	AREA:	ACTION:	STATUS:
<ul style="list-style-type: none"> • Maintenance of grounds, mowing services, sprinkler system, etc. 	Common/ Townhome	<ul style="list-style-type: none"> • Survey results indicated a general overall need for improvement in this area...service contract for 2019 reviewed. Upgraded services added which include increase treatment programs, increase in mowing intervals, use of walk behind mowers on smaller front/side yards 	<ul style="list-style-type: none"> • Review results at end of season and future actions or contracts will be based on outcome
<ul style="list-style-type: none"> • Review previously submitted 5 year plan from JV Landscape for inground sprinkler system 	Common/ Townhome	<ul style="list-style-type: none"> • Discussion points to include how system is operated (length of time, frequency, time of day, when it is turned on/off for the season) 	<ul style="list-style-type: none"> • Pending
<ul style="list-style-type: none"> • Tree maintenance 	Common/ Townhome	<ul style="list-style-type: none"> • Continuation of Urban Tree Program which includes ash tree treatment, dead/diseased tree removal, maintenance tree trimming, planned tree replacement 	<ul style="list-style-type: none"> • 2019 Budget
<ul style="list-style-type: none"> • Snow removal 	Townhome	<ul style="list-style-type: none"> • Communicate via email when snow removal has been scheduled and anticipated time of service • Due to difficulty budgeting for anticipated snowfall, budget will be based on one removal per year. If additional removal is needed, residents will be assessed the expense incurred 	<ul style="list-style-type: none"> • Implemented • 2019 Budget
EXTERIOR MAINTENANCE	AREA:	ACTION:	STATUS:
<ul style="list-style-type: none"> • Painting 	Townhome	<ul style="list-style-type: none"> • Based on survey feedback, all painting of stucco/trim/soffit/fascia painting will be completed on the same cycle and the frequency of the painting cycle will be shortened to 8 years 	<ul style="list-style-type: none"> • 2019 Budget
<ul style="list-style-type: none"> • Gutter/Downspouts 	Townhome	<ul style="list-style-type: none"> • Routine gutter cleaning will be scheduled twice a year (spring and fall) • French Drain systems – review of current use and where deemed no longer practical these will be eliminated and/or abandoned 	<ul style="list-style-type: none"> • 2019 Budget • Pending
<ul style="list-style-type: none"> • Exterior Lighting 	Townhome	<ul style="list-style-type: none"> • Assessment of current lights for repair/replacement 	<ul style="list-style-type: none"> • Pending

OTHER	AREA:	ACTION:	STATUS:
<ul style="list-style-type: none"> • Communication with residents/residents with Board 	Common/ Townhome	<ul style="list-style-type: none"> • Improve communication with residents regarding repair/maintenance needs, management of repair projects 	<ul style="list-style-type: none"> • Continue use of email communications Discuss other options/ideas
<ul style="list-style-type: none"> • Board member transition/contract review 	Common/ Townhome	<ul style="list-style-type: none"> • Recommend a transition process of board member's area of responsibilities by pairing up newly elected Board members with experienced members to help ensure a smooth transition of area related knowledge/contracts 	<ul style="list-style-type: none"> • Implement in 2019
<ul style="list-style-type: none"> • Third party property management 	Common/ Townhome	<ul style="list-style-type: none"> • Secure bids from property management firms to determine cost and services offered should the HOA elect to no longer self manage 	<ul style="list-style-type: none"> • Pending
<ul style="list-style-type: none"> • Bid checklist 	Common/ Townhome	<ul style="list-style-type: none"> • Create bid checklist to be utilized when reviewing/securing bids for services 	<ul style="list-style-type: none"> • Pending