

Community News - February 2023 Board Meeting:

Community Security:

Please report any known theft in our neighborhoods to the Clubhouse or to one of our Sheriff's Deputies. It is most helpful for our Law Enforcement to be made aware of potential theft patterns in communities in order to compile data and prosecute offenders. If you are a victim of a theft, please be sure to report this information.

Conservation Area Cutbacks:

The CDD property cutbacks for managing the conservation area encroachment on the sidewalks and other common areas are mostly complete. As this was the first cutback effort, considerable work was required. With the spring and summer rains, these areas will recover and be more aesthetically pleasing. In the future, maintenance cutbacks will be routinely scheduled so the impact will be significantly less.

Pressure Washing:

The annual pressure washing of our CDD gate entrance-ways, common areas and Clubhouse facilities has begun at the clubhouse and at each of our neighborhoods.

Duke Energy Mitigation Project:

Our District Landscape Manager was able to negotiate the purchase of slightly smaller trees to help manage the cost for the plantings. That, with a few additional cost adjustments, will allow the original design to still be implemented and stay within our budget restrictions.

This work will begin in the first part of April 2023. We are planning to include additional funding for these trees in the 2024 budget.

The Duke Energy 'sound mitigation system' project, which is intended to reduce the buzzing sound emitted by the lines on the poles, is expected to begin in the latter part of the 1st quarter.

Mulching In Common Areas:

The new mulch has been added in the clubhouse landscaping and the CDD common areas in most of our neighborhoods already. The project will continue this coming week.

Repairing our Community Pool:

Due to a leak issue, a contractor will begin repairs to the pool and the deck area this month. This will stabilize our swimming pool until the resurfacing can be done in 2024. We will send an email notification to advise you of the pool closure when the repairs are being done.

Street Tree Removal & Replacement Project:

The Board of Supervisors has created a plan for removal and replacement of trees that are planted close to the sidewalks/streets. We anticipate the county permits for this project, beginning in Shellwood Place, to be completed in the first quarter of this year.

Background: The 'problem' oak trees throughout MPIV will eventually cause damage to the roads and sidewalks and create safety issues for residents. It was recommended that we remove and replace them before damage occurs. Funding to have trees removed and replaced has been budgeted for a couple of communities each year for the next few years. Residents in each community will be notified about the timeline and details for the project in their community.

Sincerely,

CDD Management