

May 14, 2025

Re: WPHOA Landscaping and Irrigation update

Fellow WPHOA Members,

Thank you for your patience while we work with the contracted landscape and irrigation companies. As requested, please continue to provide updates regarding landscaping and irrigation concerns to HOA Services. The current Board (which is composed of volunteers) inherited both contractors (and their contracts) from the previous Board, and we are working on a nearly daily basis with these contractors to ensure accountability.

Landscaping

In addition to the contracted landscaper's weekly Monday mowing schedule, the Board has requested that they address weeding and edging the Common Area properties (including the entryways and islands). We have also asked that the landscapers mow and edge Member's backyards (please note: your yard must be free of pet waste and accessible at the time the contractor arrives to be maintained by WPHOA).

Irrigation

Our contracted irrigation team are working on restoring water; however, many broken and ill-maintained lines and sprinkler heads are being discovered and are impacting functionality. The contractor must also work in individual Zones to repair items, with some Zones comprised of 36 separate areas per Zone. It is therefore taking time to reprogram all of the Timers and address the lines and sprinkler heads that need to be repaired. Their goal is to have the Timers updated this week and other major repairs completed in the coming two weeks. We also learned that there are numerous issues with the pump and with filters, both of which were not up to Code and need to be replaced. We are working with a local supplier on obtaining the appropriate parts.

As the Board expressed during the Annual Meeting, the existing irrigation system is dated. The updates that are being undertaken now should allow the irrigation system to better function through this year. Further, more permanent solutions will need to be identified and implemented in future years to ensure lasting functionality.

Lastly, there should be a schedule for lawn watering available by May 19th (including watering at the Common Areas), which the Board will post on the webpage once it is received. All areas will be set on Timers to run 2x/week.

The Board asks for your patience while we communicate the new Board's expectations on responsibility and manage performance of the contractors.

Thank you,
WPHOA Board