



08/14/2025 Town Hall Meeting Notes and Action Items

Hello VOHC Homeowners. Thank you for attending the Town Hall meeting on 08/14/2025. To the homeowners that attended the meeting virtually, we sincerely apologize for the technical difficulties that were experienced.

Below is a bullet point summary of Homeowner concerns that were discussed and proposed action items listed in red. Multiple action items are already underway or have been completed.

Homeowner Concerns (both in person and via chat):

- Future meetings should begin at 6:30 pm or later to allow homeowners ample time to attend the meeting.
Action Item: Moving forward we will schedule all in person meetings to begin at 6:30 pm.
- Unable to hear the meeting through virtual connection.
Action Items: For the benefit of a more productive meeting experience, future meetings will either be held online or in person but not both.
- Lack of Communication from Essex.
Action Items: All support departments have been notified to either respond to homeowners immediately or forward the homeowner concern to the appropriate Essex contact.
- Amenity Center schedule.
Action Items: Construction manager received CO for the amenity center 1A. Health Inspection for pool is scheduled for 09/03 and Fire inspections are pending, awaiting a call back with availability. Awaiting timeline for Amenity 1B. Upon completion of 1A, we will extend pool season to end of October.
- Quality Control:
Action Items: Once the HOA takes the amenities into the association, a thorough inspection will be conducted surrounding playground safety by a Certified Playground Safety Inspector (CPSI)
- Compliance drives should be more consistent and uniform throughout the community. Homeowners are requesting the same standard for HOA common areas and builder lots that are expected of them.
Action Items: We agree that the drives should be consistent. We adhere to the requirements as outlined in the governing documents. Notifications are sent to builders, and self-help measures are taken when needed. We constantly strive to expand and improve our current program and



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best practices. Also, we are currently researching the possibility of sending the first notice via electronic submission in lieu of mail to allow more time to take corrective action. Updates to follow.

- Winding Creek Lane – abandoned home
Action Items: Received notice from City of Anna. We are following up on status.
- Maintenance of Builder lots.
Action Item: Builders are held responsible for the condition of their lots and construction sites. We are reviewing our procedures to ensure the most efficient and effective methods are in place.
- Refund of Assessments due to amenity centers not being completed.
Action Items: The Account Manager and Association Manager are reviewing the possibilities of a future credit to homeowner's accounts.
- ACC approvals / denials should be consistent and uniform throughout the community
Action Items: We strive for consistency throughout the community. Please provide documentation if you are aware of instances of inconsistencies and we will address them accordingly.
- Sidewalk/Walking Trails – Slip Hazards
Action Items: The day after the town hall, our senior inspector went out to the area with the Landscape/Irrigation contractor to create a corrective plan of action. Estimated completion of repairs is scheduled for mid-September, weather permitting.
- Unimproved/undeveloped area behind Creekmeadow / Forest Hill Lane
Action Items: We have implemented an increased mow schedule from 18x per year to 36x per year effective immediately. The Forest Hill sod project will begin this fall, Creekview sod project will be extended into 2026 for budget purposes.
- Mow under Powerlines – by 1B stay at an 18 mow (18 times per year)
Action Items: We have issued a work order to the Landscape contractor to rough mow. Clean up, grading and regular maintenance pricing are underway.
- Request for a maintenance contract for front / side single family yards
Action Items: Once community is under homeowner control, we will assist with this process.
- Additional Streetlights
Action Items: Streetlights are City owned and controlled. We will assist with requesting additional lighting once the community is under homeowner control.



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- Improved Holiday Décor and lighting
Action Items: We will increase night drives during the holiday season to ensure functionality. Installation of power supply with adequate amperage to accommodate holiday lighting in progress.
- Additional lighting at all monuments
Action Items: A plan to add lighting at wing walls and monuments is underway.
- Construction noise, debris, mud caused by RPMX
Action Items: We encourage homeowners to take photos and contact the city code enforcement department with concerns. Essex will reach out to the City as well. Please notify us immediately if you witness damage caused by contractors.
- Ants in common area
Action Items: Work order has been issued to treat affected areas. This is an ongoing battle, however, we are researching alternate, longer term treatment options to help alleviate the problem.
- Add ability to upload photos to web submission
Action Items: We are currently working with the web master to add the capability for photo uploads with web submissions. A new platform is in process that will simplify the process.
- Location of Pickle ball court
Action Items: HOA is requesting proposed location from developer.
- Porter on back pond / Lake management contract
Action Items: Porter and Lake Management contracts are in progress for continual maintenance, in lieu of time and material option.
- Street sign audit
Action Items: We will reach out to Public Works
- Pool furniture
Action Items: Pool furniture has been ordered and will be set up as soon as we receive the authorization from the construction manager.
- Dead plant material
Action Items: Shrubs / dead trees will be replaced in cooler weather / re-tie trees / price to rye in main common areas
- Create community committees
Action Item: Donna, your Association Manager, will be reaching out to the community with information surrounding committee creation procedures.