

PROPERTY COMMITTEE REPORT

FEBRUARY 1, 2025 ANNUAL MEETING

The Property Committee is responsible for all the Myrtle Trace property not owned by our homeowners. This includes roads, retention ponds, signs, pool, recreation area, clubhouse, trees and the gate at the back entrance. The committee meets at 9:30 on the second Tuesday of each month. Homeowners are welcome to attend.

Our noteworthy achievements over the past year include:

ROADS: Myrtle Trace Drive was milled and repaved from Berry Tree Lane to Cedar Ridge Lane. The cul-de-sac portion of Laurelwood Lane was also milled and repaved.

RETENTION PONDS: An intricate plan was developed, funding approved, and contracts signed for the initial phase of a Pond Dredging Project of our ponds that will commence right after the New Year. We anticipate this project to be a short/long term solution to taking care of the buildup of sediment in our ponds. A 1,000+ foot path was cut to allow maintenance access to the back cove of Cormorant Pond as well as access to the drainage ditch that runs adjacent to Myrtle Ridge Drive. Part of Heron Pond near the spillway was dredged.

SIGNS: Additional tamper proof signs were installed by the ponds stating, "No Trespassing, No Fishing, and No Dumping".

CABANA & POOL: The ladies' restroom was repainted. The storeroom walls, ceiling and floor were repainted; new shelves were added to the walls.

CLUBHOUSE: Two new light poles were installed replacing the original aging light poles.

GATES: Additional signs were installed to further instruct emergency vehicles how to access the gate.

TREES: Many trees were pruned and those in decay were removed from common property. Several pine trees were removed on Loblolly Lane that were infested with pine bark beetles to prevent the insects from spreading through the community. Our Tree Committee works to replace trees removed on common property. The intersection of Myrtle Trace Drive and Timberline Drive was improved by removing three aging Bradford Pears and planting two Arbor Vitae and two Holly trees. An additional Crape Myrtle was planted on Myrtle Trace Drive near the back entrance and site preparation was completed at the intersection of Myrtle Trace Drive and Boxwood Lane for planting in 2025.

What are listed above are the largest achievements but are not close to what the committee members accomplished. The Phase Reps are the first line of contact for the residents having an issue with common property. They will resolve the issue, if possible, and if not, will reach out to who can better address the issue. Most of us in Myrtle Trace own our homes and understand maintenance issues crop up on a continuous basis. The same is true for common property only on a much greater scale. A sample of some of these things are: replacing the HVAC filters in the clubhouse, unclogging drains, washing the clubhouse windows, adjusting the pool lights and pump run times, having defective streetlights repaired, dealing with wildlife (beavers, snakes, etc.), keeping the clubhouse supplies (soap, towels, etc.) stocked, operating the wells to maintain pond water levels, lowering water levels in advance of tropical storms, routinely checking the roads for potholes or root bulges, sod replacement, pool operation, directly interfacing with our maintenance contractors, etc., etc.

Property Committee Report

2025 Annual Meeting

The Property committee consists of extraordinary volunteers, committed to making Myrtle Trace a safe and beautiful place to live. The following are their names:

Property Chair: Joe Bastian

Secretary: Jeanne Niziol

Retention Ponds: Tom Gray Jr. & Leon Deiter

Roads & Signs: Tom Gray Jr., Tina Hurley (signs) & Liz Maass (repaving project)

Hardee Liaison and Trees: Leo Reger

Tree Committee: Ellen Elliott, David Atkins, Leo Reger, David Smyth

Clubhouse Supplies: Debbie Rebocho, Tina Hurley

Clubhouse Maintenance: Thor Kongvold

Recreation Area: Herman Rebocho

Gates: Herman Rebocho & Nancy Seeds (gate decals)

PHASE REPS: Phase 1 & 2: Herman Rebocho - **Phase 3:** Ron Grove - **Phase 4:** Ellen Elliott - **Phase 5:** Larry Lapinski - **Phase 6 & 7:** Roger Price - **Phase 8:** Tina Hurley & Leon Buckley

Cabana & Pool: Frank Conrad and Gray Stroger

Pool Monitor Supervisor: Cheryl Manzella

Pool Monitors & Pool Volunteers in Alphabetical order: Elaine Adams, Lonnie Adams, Linda Anghilante & Fred Shields, Anna Calderone, Joe Bastian, Mary Beason, Theresa Biron, Leon Buckley, Linda Dale, Nancy DePino, Linda Dey, Terry Eisenhart, Terri Fink, Mary Ann Gitch, Irene Goodfield, Charlotte Grote, Donna Jacobites, Jason & Deborah Janosek, Bev King, Thor & Susan Kongvold, Sandra Main, Cheryl & Mike Manzella, Joanne Martin, Teresa McLaughlin, Kathy Moore, Jeanne Niziol, Jan & Steve Notte, Gail O'Neil, Margot Pepin, Debbie Perry, Peter Roth, Sandy Rutter, Mary Johnson, Maryann Schroder, Cathy Smith, Marie Tims, Joanna Wilcox, Lee Williams, Carrie Wind, Debbie Wycoff.