
Clarification and Suggestions for HOA Landscaping Requirements

26 messages

Jason Pulliam | Reatta Meadows HOA President <[REDACTED]>

Mon, Apr 24, 2023 at 12:25 PM

To: Sandie Miller <[REDACTED]>

Cc: [REDACTED]
[REDACTED]

I am writing in response to the proposed changes to our HOA landscaping requirements. While I understand the importance of maintaining the aesthetics and value of our community, I would like to suggest some modifications and seek clarification on certain aspects of the proposed changes.

Proposed changes:

1. One tree required vs. two

In the current landscaping requirements, I propose that we include the following specifics:

1. For the section requiring 3 of 6 items:

- Flower beds must be a minimum of 3 feet deep.
- Accent boulders within the landscaping: Please provide more detail on the size and placement of these accent boulders.
- Stone border around planters: Does this refer to the border surrounding the flower beds?
- Do not require wrapping the outside corner of the house next to the garage.
- Two 15-gallon plants within planters/flowerbeds: Could you please clarify whether this refers to planters within the flower beds or separate planters in the front yard?
- Planter (flowerbed) along the front porch or down each side of the driveway: This item is unclear, and I would appreciate further explanation on its meaning and intent.

Our goal is to improve the overall appearance of our community without imposing undue burden on homeowners. To this end, I recommend that we agree on a reasonable minimum landscaping package cost that balances aesthetics with affordability.

Additionally, I have noticed that several homes have multiple planters in their front yards. To maintain a consistent and appealing appearance, can we consider limiting the number of planters allowed in front yards? This could potentially be addressed by the last item mentioned in the list above, pending clarification.

I look forward to discussing these suggestions with the team and finding a balanced solution for our community's landscaping requirements.

Thank you for your time and consideration

Regards,

Jason Pulliam
Reatta Meadows President

Mon, Apr 24, 2023 at 12:42 PMCc: [REDACTED]
[REDACTED]
<[REDACTED]>

Looks good Jason,

Sandie

Administrator

Neighborhood Partners

creating hospitality among neighbors

4490 Castlegate Dr

College Station, TX 77845

Office: 979-690-2330

Fax: 979-690-0330

Office Hours:

Monday to Thursday

9:00am-4:00pm

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[Quoted text hidden]

Jason Pulliam | Reatta Meadows HOA President

Mon, Apr 24, 2023 at 12:50 PM

To: Sandie Miller

Cc:

Hi Sandie,

When you can look at the questions I have in yellow, we need assistance figuring out how to adjust the wording and what some things even mean.

Regards,

Jason Pulliam

Reatta Meadows President

On Apr 24, 2023 at 12:43 PM -0500, Sandie Miller wrote:

Looks good Jason,

SandieAdministrator

*Neighborhood Partners**creating hospitality among neighbors*4490 Castlegate Dr

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On Mon, Apr 24, 2023 at 12:26 PM Jason Pulliam | Reatta Meadows HOA President

I am writing in response to the proposed changes to our HOA landscaping requirements. While I understand the importance of maintaining the aesthetics and value of our community, I would like to suggest some modifications and seek clarification on certain aspects of the proposed changes.

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[Quoted text hidden]

P. [REDACTED]
To: Jason Pulliam | Reatta Meadows HOA President [REDACTED]
Cc: Sandie Miller [REDACTED]

Tue, Apr 25, 2023 at 11:52 AM

Hi Jason,

Thank you for bringing up the changes and clarifications! Please see my comments below. Overall, great points, Jason!

All the best,

Patricia

On Mon, Apr 24, 2023 at 12:26 PM Jason Pulliam | Reatta Meadows HOA President [REDACTED] wrote:

I am writing in response to the proposed changes to our HOA landscaping requirements. While I understand the importance of maintaining the aesthetics and value of our community, I would like to suggest some modifications and seek clarification on certain aspects of the proposed changes.

Proposed changes:

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- Stone border around planters: Does this refer to the border surrounding the flower beds? Emphasis should be made that earth tones would be preferred.
- Do not require wrapping the outside corner of the house next to the garage.
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Additionally, I have noticed that several homes have multiple planters in their front yards. To maintain a consistent and appealing appearance, can we consider limiting the number of planters allowed in front yards? This could potentially be addressed by the last item mentioned in the list above, pending clarification.

I look forward to discussing these suggestions with the team and finding a balanced solution for our community's landscaping requirements.

Thank you for your time and consideration
[Quoted text hidden]

Sandie Miller [REDACTED]
To: Jason Pulliam | Reatta Meadows HOA President [REDACTED]
Cc: [REDACTED]
[REDACTED]

Wed, Apr 26, 2023 at 11:19 AM

Hi Jason,
Let me get through this week of meetings and moving my mom and I will take a look and get back with you

Sandie

Administrator

Neighborhood Partners

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[Quoted text hidden]

Sandie Miller [REDACTED]
To: Jason Pulliam | Reatta Meadows HOA President [REDACTED]
Cc: [REDACTED]
[REDACTED]

Sat, Apr 29, 2023 at 7:37 AM

Good morning,
Trying to get caught up a little this morning. See below.

Proposed changes:

1. One tree required vs. two I think we should keep the standard 2 to keep the overall community appearance consistent. Patricia The city does require 2 trees to be planted in all front yards unless a yard cannot

accommodate. One issue that we have seen is a Crape Myrtle tree in the corner of the flower bed and they argue that they have a tree. Maybe add, 'Tree in flower bed does not meet this requirement'

In the current landscaping requirements, I propose that we include the following specifics:

1. For the section requiring 3 of 6 items:

- Flower beds must be a minimum of 3 feet deep. Good
- Accent boulders within the landscaping: *Please provide more detail on the size and placement of these accent boulders. Jason* You could state with a '2' minimum diameter'
- Stone border around planters: *Does this refer to the border surrounding the flower beds? Jason* Emphasis should be made that earth tones would be preferred. Patricia Yes, Stone border surrounding the flower beds.
- Do not require wrapping the outside corner of the house next to the garage. This is just an option as one of the 3 items to add some variety and dimension
- Two 15-gallon plants within planters/flowerbeds: *Could you please clarify whether this refers to planters within the flower beds or separate planters in the front yard? Jason* You can state two (2) 15 gallon plants within the flower bed. Typically this adds a little height
- Planter (flowerbed) along the front porch or down each side of the driveway: *This item is unclear, and I would appreciate further explanation on its meaning and intent. Jason* Again this is an option to add more dimension. You could state 'Flower bed along the front of the porch and or sidewalk' Regarding 'down each side of the driveway' personally I have never seen a planter added along the driveway that looked good after a year or two. I would recommend removing this option.

Hope this helps to clarify. Remember the samples were just for guidance.

Sandie

Administrator

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[Quoted text hidden]

Sandie Miller

Wed, May 3, 2023 at 10:34 AM

To: Jason Pulliam | Reatta Meadows HOA President

Cc:

Good morning

Did you have a chance to look at the notes?

Sandie

Administrator

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[Quoted text hidden]

Jason Pulliam | Reatta Meadows HOA President

Wed, May 3, 2023 at 10:46 AM

To: Sandie Miller

Hello Sandie,

Trevor and his wife and Patricia all met yesterday at Barron entrance to discuss the entrance and adding back what has been lost over the years. Trevor will send more out on Friday to get you up to speed.

For the items below:

1. I want to have it say 1 tree, as many yards only have one and I'm not looking to have people go plant more. If they have no tree, then they do need to get back into compliance.
2. I want to limit the growing issue of buying plants and putting them randomly in pots in the front yard / porch. Can we have language that states how many and what gallon size pots can be? I think other people see it and think "that's a good idea" and repeat it. I also think some cultures view it differently and don't see the aesthetic problem that it creates.

Everything else you stated sounds good, can you draw it up for review?

Regards,

Jason Pulliam

On Apr 29, 2023 at 7:38 AM -0500, Sandie Miller

Good morning, Trying to get caught up a little this morning. See below.

Proposed changes: 1. One tree required vs. two I think we should keep the standard 2 to keep the overall community appearance consistent. Patricia The city does require 2 trees to be planted in all front yards unless a yard cannot accommodate. One issue that we have seen is a Crape Myrtle tree in the corner of the flower bed and they argue that they have a tree. Maybe add, 'Tree in flower bed does not meet this requirement' In the current landscaping requirements, I propose that we include the following specifics: 1. For the section requiring 3 of 6 items: • Flower beds must be a minimum of 3 feet deep. Good • Accent boulders within the landscaping: *Please provide more detail on the size and placement of these accent boulders.* Jason You could state with a '2' minimum diameter' • Stone border around planters: *Does this refer to the border surrounding the flower beds?* Jason Emphasis should be made that earth tones would be preferred. Patricia Yes, Stone border surrounding the flower beds. • Do not require wrapping the outside corner of the house next to the garage. This is just an option as one of the 3 items to add some variety and dimension • Two 15-gallon plants within planters/flowerbeds: *Could you please clarify whether this refers to planters within the flower beds or separate planters in the front yard?* Jason You can state two (2) 15 gallon plants within the flower bed. Typically this adds a little height • Planter (flowerbed) along the front porch or down each side of the

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Sandie Administrator

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On Wed, Apr 26, 2023 at 11:19 AM Sandie Miller [REDACTED]

Hi Jason,

Let me get through this week of meetings and moving my mom and I will take a look and get back with you

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

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[Quoted text hidden]

P. [REDACTED]
To: Sandie Miller
Cc: Jason Pulliam | Reatta Meadows HOA President [REDACTED]
[REDACTED]

Wed, May 3, 2023 at 10:59 AM

Hi Sandie,

Thank you for your email. I'm in agreement with the comments you added and am ready to approve if others are in agreement.

All the best,

Patricia

[Quoted text hidden]

Sandie Miller

Wed, May 3, 2023 at 12:08 PM

To:

Cc:

Please review the attached draft of the landscape requirements draft.

Also, I found an error in the CCRs that we received
Article 3.21 refers to 'Subject to section 3.29 below'
The last article on page 10 is 3.28, and then it goes to Article 4.
These were signed in 2004. Is there a more current version.

Sandie

Administrator

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Reatta Meadows Landscape Guidelines DRAFT (1).docx

17K

Jason Pulliam | Reatta Meadows HOA President

Wed, May 3, 2023 at 1:50

PM

To:

Cc:

Hello Sandie and fellow HOA Board.

Thank you! That helps me with context.

1. I don't know anything about missing section, where do we go from here with that issue?

2. Below is the proposed first draft of the letter, please review. I was trying to get all the tiny potted plants off the porches so it doesn't look like plant nursery. I'm not sure how this really plays out. I will go walking and look at the nice properties and see how many extra potted plants there are. (I also made sure it was 3' from house and not 5' as all of ours are 3' already)

Subject: Landscaping Requirements per Article 3.21 of Reatta Meadows HOA Declaration

Dear Reatta Meadows Homeowner,

We hope this email finds you well. We would like to remind you of the landscaping criteria as stated in Article 3.21 General Deed Restrictions of the Declaration of Covenants, Conditions, and Restrictions of the Reatta Meadows Homeowners Association.

- * The HOA will inspect front yards for dead trees. All dead trees must be removed as per section 3.21.
- * The HOA will ensure a minimum of one (1) live tree is present in the front yard (not in the flower bed) with a diameter of at least 2".

When designing your property's landscaping, please adhere to the following requirements:

1. A minimum of \$700 must be spent on landscaping.
2. Utilize various types and textures of plants, not just shrubs or liriopse.
3. Annuals may be used for accent colors but should not constitute a significant portion of the landscape.
4. Plant one living tree in the front yard (not in the flower bed) with a trunk diameter of at least 2" and a height of 5' when planted.

In order to maintain a cohesive and visually appealing landscape throughout the community, homeowners are required to plant all vegetation directly into the ground, with the exception of a limited number of potted plants on the front porch. Potted plants on the front porch should not exceed two (2) in number and must be a minimum of 15-gallon size. All potted plants must be removed from their temporary containers and placed in decorative containers that complement the overall aesthetic of the property. This is to prevent an excessive number of small plants in pots, as well as the use of temporary containers, which may detract from the overall appearance of the neighborhood. All other plants, including trees, shrubs, flowers, and ground cover, must be planted in the ground to ensure a harmonious and well-maintained appearance for the community.

Additionally, please include three (3) of the following four (4) items:

1. Flower beds must be a minimum of 3' deep (measuring from the foundation) across the front of the house.
2. Stone border around flower beds, in their natural finish, not painted.
3. One 15-gallon plant within the flower bed to add height.
4. Flower bed around the mailbox or along the front porch sidewalk.

Please maintain all shrubs, trees, grass, and plantings in a cultivated, pruned, and healthy living condition.

Thank you for your cooperation in upholding our community standards.

Best regards,

Reatta Meadows Board of Directors

Regards,

Jason Pulliam
[Quoted text hidden]

Trevor Young

Wed, May 3, 2023 at 3:07 PM

To:

Cc:

I think this looks pretty good Jason. I'm also on board with one tree as a lot of the trees in our yards are full grown and the yards are too small to add another.

Sent from my iPhone

On May 3, 2023, at 1:50 PM, Jason Pulliam | Reatta Meadows HOA President

[Quoted text hidden]

Jason Pulliam | Reatta Meadows HOA President

Thu, May 4, 2023 at 11:23 AM

To:

Cc:

Hello All,

Jada and I walked most of the neighborhood today and found that even we could not agree on what was egregious and what was not.

Key things we noticed:

1. Some front flowerbeds are only bushes and are well maintained, so the edits below that say it can't only be bushes would frustrate people who manage their yard in what they perceive as well kept.
2. Some of the nicer beds are under 3 feet deep it appears by a little, and look to be setup that way for a long time.
3. Pots on the porch, also, some have 3-6 nicer larger pots, so notating a simple quantity would not suffice.
4. '3 out of the 4' below would mean many people would have to put in bushes by their mailbox. If we keep this, I would say 2 out of the 4 vs. 3 out of the 4.

The only things I could see that we could apply liberally and do work would be requiring all flowerbeds to have neutral color stone borders, as some low visual ascetics homes have no or messy unkept rocks. I want to add that it must also be a landscaping border, not cinder blocks.

Sandie, my idea would be for the ones with lots of random pots on the porch that we reach out to them individually and have their 'mess' cleaned up following some broader sweeping existing guidelines about clutter visible from the road.

NEW EMAIL/POSTAL MAIL:

Subject: Reminder: Landscaping Guidelines per Article 3.21 of Reatta Meadows HOA Declaration

Dear Reatta Meadows Homeowner,

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This is to prevent an excessive number of small plants in pots, as well as the use of temporary containers, which may detract from the overall appearance of the neighborhood. All other plants, including trees, shrubs, flowers, and ground cover, must be planted in the ground to ensure a harmonious and well-maintained appearance for the community.

Additionally, please include two (2) of the following four (4) items:

1. Flower beds must be a minimum of 2.5'-3' deep (measuring from the foundation) across the front of the house.
2. Stone border around flower beds, in their natural finish, not painted.
3. One 15-gallon plant within the flower bed to add height.
4. Flower bed around the mailbox or along the front porch sidewalk.

Please maintain all shrubs, trees, grass, and plantings in a cultivated, pruned, and healthy living condition.

Thank you for your cooperation in upholding our community standards.

Best regards,

Reatta Meadows Board of Directors

Regards,

Jason Pulliam
[Quoted text hidden]

Sandie Miller [REDACTED]
To: Jason Pulliam | Reatta Meadows HOA President [REDACTED]

Thu, May 4, 2023 at 12:29 PM

Hi Jason,
I'm still trying to work despite not feeling well. Not sure if I have the flu or just the stress of moving my mom.

Curious as to why we reduced the 6 items to 4 items. Most people are happy if they have more choices.

Could we still include - Wrap outside the corner of the house next to the garage and carry down the side 3' and maybe add another idea to keep the number at 6 and then let them choose 3 of the 6.

Also, regarding flower pots - think we need to add the restriction to state something like 'flower pots are to used as accent only and not to replace landscaping, plus must have living plant if they are on porch, sidewalk or flower bed'

This will be created as a document that will be approved by the board and posted on the website. Then we can send via mail or email the document.
Thoughts

Sandie
Administrator

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[Quoted text hidden]

Jason Pulliam | Reatta Meadows HOA President [REDACTED]

Thu, May 4, 2023 at 6:10 PM

To: Sandie Miller [REDACTED]

Co [REDACTED]

Hi Sandie,

Sorry to hear you are not feeling well. Moving family can be its own burden for sure, and flu a close second.

I read the whole intent of the document wrong. I thought if it was one of the 6, it applied to existing work. So, if you have an existing flower bed, you now have to go make it bigger.

I love your wording on the flower pots as an accent. Yes.

So only if they do work do they have to come under the newly clarified rules?

Regards,

Jason Pulliam

[Quoted text hidden]

HOA [REDACTED]

Fri, May 5, 2023 at 7:06 AM

To: Jason Pulliam | Reatta Meadows HOA President [REDACTED]

Good morning

The purpose of the document is to give some guidelines to owners. Maybe this will help explain

If we are out inspecting and we find a house with 3 dead bushes, and a scatter of pots in the flower bed with on 1 pot having a living plant, then we can send them notice and include the Landscape requirements. This gives them a place to start

1. Remove the dead bushes
2. Remove the pots
3. Chose 3 of the six options for the landscaping
4. And a couple of the flower pots can be planted and set as accents: on front porch, each side of garage door and/or used as an accent in the flower bed

This way they create their own landscaping design and will have guidance

To note- I like 2 15 gallon plant to give height in the flower bed. The notes in Article 4 state 10 15 gallon but that was referring to the builder. Or we can stay with the 10 ilo 2.

Hope this explains. We use this in Castle Rock and it really helps.

Sandie

Neighborhood Partners

4490 Castlegate Dr

College Station, TX. 77845

Office: 979-690-2330

Fax: 979-690-0330

On May 4, 2023, at 6:10 PM, Jason Pulliam | Reatta Meadows HOA President

[REDACTED] wrote:

[Quoted text hidden]

Jason Pulliam | Reatta Meadows HOA President [REDACTED]

Fri, May 5, 2023 at 9:50 AM

To: HOA [REDACTED]

[REDACTED]

Hi Sandie,

Very helpful context.

As I removed some of the items before I understood this, what should we add back into the 'pick 3 of the 6' section?

What else do you need from us to get this finalized? Am I missing anything else in the document?

Regards,

Jason Pulliam
[Quoted text hidden]

P. [REDACTED] Fri, May 5, 2023 at 11:34 AM
To: Jason Pulliam | Reatta Meadows HOA President [REDACTED]
Cc: HOA [REDACTED]

Hi Jason and Sandie,

Thank you both for providing all this information! I agree that we should retain the 3 of 6 options for the homeowners to select from as well as the suggestions Sandie wrote in her last email.

Sandie- I hope you feel better very soon! And sorry for the stress you are going under with taking care of your mom. It's a very stressful situation and I hope that it goes as smoothly as possible for you.

Kind regards,

Patricia
[Quoted text hidden]

HOA [REDACTED] Sat, May 6, 2023 at 8:46 AM
To: Jason Pulliam | Reatta Meadows HOA President [REDACTED]
Cc: [REDACTED]

Good morning
I will add the line for flower pots
And can email the final draft and we can have a vote to approve. We will date July 1, 2023 as the effective date giving a 30+ day notice.
We will email to those that have given us their email, mail to those who we don't have a good email and post on the website.

Sandie
Neighborhood Partners
4490 Castlegate Dr
College Station, TX. 77845
Office: 979-690-2330
Fax: 979-690-0330
[Quoted text hidden]

Sandie Miller [REDACTED] Mon, May 15, 2023 at 3:29 PM

To: Jason Pulliam | Reatta Meadows HOA President [REDACTED]

Cc: [REDACTED]

Hi everyone,
Went through all the notes and feel this has all the comments.

Please review and let us know if you approve.

Once we receive the approval, we will;
post on the website
email to those owners that we have a working email
and with the board's approval, we will mail to all the other owners

Please reply on or before May 25 so we can give a 30 days notice of the landscape requirements.
Have a good evening,

Sandie

Administrator

Neighborhood Partners

creating hospitality among neighbors

4490 Castlegate Dr

College Station, TX 77845

Office: 979-690-2330

Fax: 979-690-0330

Office Hours:

Monday to Thursday

9:00am-4:00pm

www.hoapartners.net

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Reatta Meadows Landscape Guidelines DRAFT (2).docx

18K

Jason Pulliam | Reatta Meadows HOA President [REDACTED]

Mon, May 15, 2023 at 4:18 PM

To: Sandie Miller [REDACTED]

Hello Sandie

Thank you for your help!

Few notes, the flowerbeds are 3 feet, not 5 feet, no one has 5 feet deep beds here, I measured.

I would like to be sure our own flowerbeds for the HOA would fall into compliance

before we send this out, I did not like when BHHS was sending out fines for dead shrubs and our own HOA public spaces had the exact same plants dead.

Regards,

Jason Pulliam
[Quoted text hidden]

HOA <[REDACTED]>
To: Jason Pulliam | Reatta Meadows HOA President <[REDACTED]>

Mon, May 15, 2023 at 4:29 PM

Ok, I'll change the 5' beds to 3' beds. Not a problem.

Agreed, we are not addressing any owners dead bushes until the community flower beds have the dead bushes removed.

Sandie
Neighborhood Partners
4490 Castlegate Dr
College Station, TX. 77845
Office: 979-690-2330
Fax: 979-690-0330
[Quoted text hidden]

P. <[REDACTED]>
To: HOA <[REDACTED]>
Cc: Jason Pulliam | Reatta Meadows HOA President <[REDACTED]>

Tue, May 16, 2023 at 11:28 AM

Thank you, Sandie, for handling this.

Agreed with this as well.
[Quoted text hidden]

Sandie Miller <[REDACTED]>
To: <[REDACTED]>
Cc: Jason Pulliam | Reatta Meadows HOA President <[REDACTED]>

Tue, May 16, 2023 at 11:48 AM

Good morning

Thanks, I missed the 5' to 3". See the new draft.

Sandie
Administrator

Neighborhood Partners
creating hospitality among neighbors
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Reatta Meadows Landscape Guidelines DRAFT (3).docx
18K

Jason Pulliam | Reatta Meadows HOA President [REDACTED]

Sun, May 28, 2023 at 3:16 PM

To: [REDACTED]

I seem to have not see this when you sent, sorry.

Yes please proceed as noted.

Regards,

Jason Pulliam

[Quoted text hidden]

Sandie Miller [REDACTED]

Tue, May 30, 2023 at 2:23 PM

To: Jason Pulliam | Reatta Meadows HOA President [REDACTED]

Cc: [REDACTED]

Hi everyone,

We will post the newly approved Landscape Guidelines on the website, we will email those residents that we have a working email and then send via usps the balance of these residents.

Thanks everyone, we will use the string of emails as the minutes for the meeting.

Sandie

Administrator

Neighborhood Partners

creating hospitality among neighbors

4490 Castlegate Dr

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