

August 7, 2013

To Whispering Pines Condominium Association Homeowner's

The Board is excited to announce the much anticipated landscape renovation proposal for the main entrance of Whispering Pines. Two years ago, Carrie Price and Jan Shamraj kindly accepted to be the Committee to assess the area and develop a landscape proposal, due to the declining condition of the main entrance. We are confident that this renovation will restore the main entrance to a beautiful and upscale impression of the homes, condos and Golf Course community.

In April we presented their finding and recommendations at the annual Homeowner's meeting and it was unanimous that everyone agreed on a new renovation. That evening we proposed a budget of approximately \$23,125.00 for the main entrance and \$2,367.75 each for the side entrances, totaling \$27,860.50. This would need total Board approval of the design and the budget. The costs were to be absorbed via the dues increase and money taken from our reserves. Since the annual meeting, we have held several meetings regarding the entrances along with two scheduled Board meetings. The Board members' main concerns were total cost and particular plant choices. In the efforts to meet the Board's requests the committee chose to cut costs by narrowing plant choices, cutting back on some of the extras and eliminating work done at the two side entrances. The committee reminded the Board that there has been no substantial landscape maintenance completed at the front entrance in over 24 years. In short eliminating the side entrances was done to focus on the main entrance, as this is the primary need for now. Back in 2012 improvements were made at Tree Top Court and Mulligan to enhance the signs and overall appearance. The Board does agree it is important to create continuity for all three entrances, therefore future considerations will be discussed and revisited for next year's landscape maintenance budget.

At our July 30, 2013 Board meeting, the landscaping renovation for the main entrance was voted on and approved by all Board members. The total approved budget for the main entrance renovation is \$16,000.00. Within the total cost it will include a complete tear-out, new plants, irrigation, new lighting and mulch. We have contacted Fairways of Whispering Pine as to our plans and are in communications on renegotiating the summer maintenance for the main entrance. Action Asphalt will be donating the utility trench to include new saw cutting 12" width and removal of sub pavement to install 3" sleeve for irrigation and electrical lines. They will reinstall gravel back in area. This will include compacting base and applying SS1H. Install back 3" MDOT 1100T asphalt and roll and

compact pavement to proper density. Along with this generous donation, Action Asphalt will also donate construction signage.

The proposal that was chosen has involved detailed site assessments, design rationale, plant research, consultations with design specialists, master gardeners, nursery owners and installation experts, over the past two years. One of the primary reasons we chose this design was because they selected plants, in particular, Evergreens, that will represent our names.....Whispering Pines, as a hallmark of our entrance. Among many considerations, the design has taken into account seasonal interest, the mature size of plants, making sure views are unobstructed, while keeping the plan simple and low maintenance. Within the proposal, lighting will be used for safety and to accent landscaping. Irrigation will ensure the plants get established properly along with facilitating their long term needs.

Landscape renovation will start in September. The Board will keep you informed via sign notifications located at the front entrance on the exact week as soon as we have a confirmation date from our landscaping contractor.

In the meantime, you will find the main entrance design drawing enclosed. If you have any questions, contact WPCA President, Dan Gee at 517-861-6742, Roxanne Adams at 734-878-2409, or John Ross at 734-878-9913.

Sincerely,

Dan Gee  
WPCA President