

2025 WECHA Landscape Committee Report

As we reflect on the past decade of landscape planning and budgeting, we're encouraged by the progress we've made in both beautifying our neighborhood and ensuring financial sustainability.

Financial Overview and Progress

In **2015**, our HOA's bank balance was **\$20,426**. That year, we collected **\$15,400** in dues and spent a total of **\$19,345**, with **\$13,475** allocated to landscaping under a previous gardening contract.

By contrast, in **2022**, the bank balance had grown to **\$56,326**. This growth was largely the result of cost-saving strategies implemented by the Landscape Committee and Board, including:

- Standardizing plant selections
- Reducing the overall number of new plantings
- Ending homeowner-initiated self-planting in common areas
- Securing competitive bids and contracts for maintenance

As of **2025**, our bank balance is **just under \$68,000**, bringing us within reach of our long-term goal of maintaining a reserve equal to **three years of annual dues**.

2025 Landscape Investments

This year, we made a **significant investment** in revitalizing key areas throughout the neighborhood. Projects completed include:

- **Full rehabilitation** of several common areas
- **Partial rehab and new tree planting** in multiple zones
- **Fresh mulch application** across all shared landscape beds

These updates enhance curb appeal, promote long-term plant health, and uphold the aesthetic standards of our community.

Homeowner Participation and Dues

Back in **2015**, over **40 homes** were delinquent on dues. By **2017**, that number had dropped to **just one**. Consistent dues payments have played a major role in allowing us to complete larger-scale landscaping projects and plan proactively for future needs.

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As always, we are grateful for your support and investment in the neighborhood we all share. If you have any questions or would like to get involved with the Landscape Committee, please reach out. Together, we'll continue to keep *The Woods at Elm Creek* thriving and beautiful.

Prepared on May 18, 2025, by Shanna Johnson, Landscape Committee chair, on behalf of the WECHA board of directors