

November 2024

Residents Get Into the Holiday Spirit

Going All Out on Decorating
Not Just for Christmas



321 Blue Sage Road

203 Blue Sage Road



Cooler Temperatures Mean a Change in Focus by Landscaping Company

November signals a big change in our activities within the community. The fall temperatures begin shutting down the turf growth, and the mowing requirements dwindle significantly. We may cut the lawns once during November - it just depends on how warm the weather stays.

But we definitely begin shifting our focus to performing winter cutbacks. This is a process of removing substantial amounts of leaf tissue from many of the community plantings. This process prepares the plants for abundant new growth in the spring, and it can also help shrink some plants back down to size so they don't encroach on sidewalks and driveways.

We begin these cutbacks with native grasses. These can be cut in the fall, and we don't have to be concerned about tender shoots being damaged in a winter freeze. The grasses won't start regrowing until next spring.

We follow grasses with palmetto thickets. These clumps of palmettos are thinned back to several main plants and that reduces their density and helps keep them off hardscapes.

Following the palmettos, we focus on Mexican petunias and coontie palms. By the time all this work is done, we are usually in February and turn to cutting back roses. Past February, we can focus on cutting back large shrubs if we feel it is needed. Several viburnum hedges in the community would benefit from that type of activity.

The past two winters have brought hard freezes that forced us to cut back other material as well. Freezing temperatures will often damage tender plants like lantana and hibiscus, so a freeze event can add to our cut back list.

A common question we hear

is “*why don't we cut back crape myrtles?*” While many people consider hard cutting crape a standard practice, that is an old method that has been proven to have no horticultural benefit to the plants. Many years ago, crape myrtles only came in large varieties, so many people cut them back to bring the flowers back closer to the line of sight. But there are now crape of every height imaginable, so cutting them back provides no benefit and actually causes weak suckering branches that diminish the strength of the tree.

Account Manager Change

One other significant change that will occur in November is that your Account Manager, Jasmine Flock, will be continuing her BrightView journey by transferring to our branch in Nashville. This will provide Jasmine the opportunity to manage landscapes in a different environment and will also allow her to bring her knowledge of year-round maintenance to that area.

We are fortunate to already have Jasmine's replacement working



Craig Conner is the Operations Manager for BrightView Landscaping Services.

on our team. Kyle Palomino has been with our BrightView since early spring, and he brings a wealth of experience with him. Kyle has owned his own landscape company, and he has already been attending Landscape Committee meetings here in Whisper Dunes. So, Kyle is ready to pick up where Jasmine leaves off and take us into a successful 2025.

Utilize the Landscape Service Request Link for Quickest Response

If you have a question or request for BrightView, please use the Landscape Service Request link on the Whisper Dunes website. Residents should not be emailing Jasmine, Craig or any other BrightView employee directly, and residents should not make requests of the mowing crew.

When you complete the Landscape Service Request, there are multiple layers of communication involved, and several BrightView employees are included in the request, which allows for better accountability. When an email is sent to an individual, the request goes to only one person, eliminating the redundancy built into the request form through the website.

Please log into your account at whisperduneshoa.com and go to the Quick Links section to complete these requests.

Massey Pest Control Establishes Schedule

Massey Pest Control has announced a regular schedule for the exterior treatment of the

multi-family homes. Below is when to expect representatives from the company to be in the area.

	January	February	March	April	May	June	July	August	September	October	November	December
Week 1 Building Numbers	Beazer T.H. 101-111 113-123 125-135		Beazer Villas 109-115 101-107 116-122		Beazer T.H. 101-111 113-123 125-135	Cabana	Beazer Villas 109-115 101-107 116-122		Beazer T.H. 101-111 113-123 125-135	Beazer Villas 109-115 101-107 116-122	Beazer T.H. 101-111 113-123 125-135	Beazer Villas 109-115 101-107 116-122
Week 2 Building Numbers	Cabana	Beazer T.H. 201-211 213-223 225-235		Beazer Villas 200-206 208-214 300-306		Beazer T.H. 201-211 213-223 225-235	Beazer Villas 200-206 208-214 300-306	Beazer T.H. 201-211 213-223 225-235	Beazer Villas 200-206 208-214 300-306		Beazer T.H. 201-211 213-223 225-235	Beazer Villas 200-206 208-214 300-306
Week 3 Building Numbers	Beazer T.H. 301-311 131-323 325-335		DR Horton 337-347 349-359 308-318	Cabana	Beazer T.H. 301-311 131-323 325-335		DR Horton 337-347 349-359 308-318	Beazer T.H. 301-311 131-323 325-335	Cabana	DR Horton 337-347 349-359 308-318	Beazer T.H. 301-311 131-323 325-335	DR Horton 337-347 349-359 308-318
Week 4 Building Numbers		Beazer Villas 104-110 112-118 117-123		DR Horton 320-328 94-104 106-114		Beazer Villas 104-110 112-118 117-123	DR Horton 320-328 94-104 106-114	Beazer Villas 104-110 112-118 117-123	DR Horton 320-328 94-104 106-114		Beazer Villas 104-110 112-118 117-123	DR Horton 320-328 94-104 106-114

Revised Painting Schedule Released for Beazer Townhomes, Villas

Townhomes	Address	Estimated Date
Building 1	101 - 111 Sand Oak Blvd.	Oct. 7 - Oct. 13
Building 2	113 - 123 Sand Oak Blvd.	Oct. 14 - Oct. 20
Building 3	125 - 135 Sand Oak Blvd.	Oct. 21 - Oct. 27
Building 4	201 - 211 Sand Oak Blvd.	Oct. 28 - Nov. 3
Building 5	213 - 223 Sand Oak Blvd.	Nov. 4 - Nov. 10
Building 6	225 - 235 Sand Oak Blvd.	Nov. 11 - Nov. 17
Building 7	301 - 311 Sand Oak Blvd.	Nov. 18 - Nov. 24
Building 8	313 - 323 Sand Oak Blvd.	Nov. 25 - Dec. 1
Building 9	325 - 335 Sand Oak Blvd.	Dec. 2 - Dec. 8

Villas	Address	Estimated Date
Quad 1	104 - 110 Sand Oak Blvd.	Oct. 14 - Oct. 20
Quad 2	101 - 107 Fox Glove Ln.	Oct. 21 - Oct. 27
Quad 3	112 - 119 Fox Glove Ln.	Oct. 28 - Nov. 3
Quad 4	109 - 115 Fox Glove Ln.	Nov. 4 - Nov. 10
Quad 5	117 - 123 Fox Glove Ln.	Nov. 11 - Nov. 17
Quad 6	200 - 206 Fox Glove Ln.	Nov. 18 - Nov. 24
Quad 7	116 - 122 Fox Glove Ln.	Nov. 25 - Dec. 1
Quad 8	208 - 214 Sand Oak Blvd.	Dec. 2 - Dec. 8
Quad 9	302 - 306 Sand Oak Blvd.	Dec. 9 - Dec. 15



Board Meeting Recap

Here is a look at the items addressed by the Whisper Dunes Homeowners Association Board of Directors at its meeting in October.

Attendance:

Present: David Bickham, Connie Houk, Linda Lee, Phil Staggs and Brian Thompson

1. Old Business

- The painting project involving the Beazer Townhomes and Beazer Villas was delayed due to the recent storms, but work is well under way. It is expected that all nine townhomes and all nine villa buildings will be completed by mid-December.
- All Notice of Commencement forms have been signed and returned, and the roof replacement for Beazer Townhome buildings 6 and 7 is moving forward.
- The first phase of the fence replacement on the south/west side of the neighborhood behind the Beazer Townhomes is complete. The next phase is being planned and will move forward when all the details, including funding, are in place.
- At the time of the meeting, the renewal of the community's insurance policy was moving forward and should be complete by the time this newsletter comes out. More details will be shared at the November meeting.
- Research is continuing on the Automatic External Defibrillator (AED) and Stop the Bleed kit proposed and donated by resident Jack King. The Board is looking into storage options and requirements of having this unit at the pool.
- A schedule has been provided by Massey for termite and pest control services. This schedule can be found on page 3.
- The Board is currently seeking bids for pressure washing in the multi-family and common areas. The Board hopes to approve a bid at the November meeting.

2. New Business

- The Board approved a request for funding not to exceed (NTE) \$1,000.00 for an appraisal for the purpose of obtaining an insurance renewal for the property and common areas.
- The Board voted 5-0 to authorize Ron Peazley to perform routine maintenance on the Whisper Dunes property. Currently, Ron and Board member Phil Staggs are members of the Maintenance Committee and are performing general maintenance.
- The Board voted 5-0 to approve \$xxx.00 for the purchase of supplies to repair sidewalk lighting in the multi-family area as well as to purchase spare parts for future repairs.
- The Board discussed the landscape contract for 2025. After many discussions and a community meeting to discuss the current landscaping provider, it was



decided that the consensus was that we continue to contact with BrightView for these services but that more accountability was required. By the terms of the contract approved in 2024, BrightView could have increased the cost by 5% but only implemented a 3% increase. To get the contract, BrightView added multiple items, including a fungicide program, a program aimed at better weed control, different fertilization and an agreement to mow the single family lawns with a large push mower rather than a riding mower to cut down on yard damage. The contact also includes future price increases based on the Consumer Pride Index. This stipulation was not acceptable to the Board, and they are going back to ask for a cap at 3% instead. The Board will vote on the final contact at the November meeting.

- The contract proposal from BrightView stipulates a better program for weed control and fertilization as well as the use of push mowers in the single-family
- A discussion was had involving a quote from Certified Roofing Solutions to repair the fascia at the pool cabana. The exact scope of the project is not known at this time, and no action was taken on this bid.
- The Board voted 5-0 to approve the creation of committee to research alternative storm shutter options, and Linda Lee agreed to head this committee. More on this can be found on page 5.
- The Board voted 5-0 to approve \$xx.xx of additional funds for the placement of No Fishing/No Swimming signs for the retention ponds. The Board had previously approved \$100.00 for the signs, but the actual cost of the signs and post came to.
- The Board discussed potential projects for calendar year 2025 in an effort to help with the budget process.

Note: This is a summation of the Board meeting and does not reflect the official minutes of the meeting. The Board will vote to approve the official minutes at its next meeting on November 13.

Storm Shutter Committee Formed

Several members of the Whisper Dunes community have inquired about the possibility of utilizing a different style of storm shutter, and the Board has listened.

A committee is being formed to look at the different style of storm shutters available today to determine if there is another type of shutter can be utilized in the neighborhood that is easier to put up when needed and yet still meets the aesthetic look of the community.

If you would like to be part of this committee, please reach out to Board Secretary Linda Lee at secretary@whisperduneshoa.com.

Tree Trimming Reminder

Did you know it's the homeowner's responsibility to trim trees on their property?

While it is true your HOA assessments include the cost of trimming the palm trees throughout the community and various trees in the common areas, they do not cover the cost of trimming or removing trees in owners' yards.

Please be aware trees on your property are encroaching onto a neighbor's yard or into their building.

Check The Regulations Regarding For Sale Signs

The number of For Sale signs and size of those signs are spelled out in the community documents.

Each home for sale may have one For Sale sign in the yard, and those signs may not exceed 30" wide x 48" tall.

While it is hoped local realtors will conform with this guideline, ultimately the responsibility falls onto the homeowner. Please work with your realtor to ensure you are not in violation of this rule.

Be Mindful of Rules Regarding Pets

As are reminder, pets are expected to be on a leash when outdoors unless the pet is in your fenced backyard. We also ask residents to be mindful of others when walking their pets, including allowing your dog to wander into a resident's yard. And please be courteous and pick up after your dog. Your cooperation is appreciated.

UPCOMING DATES

November 1

All Saints Day

November 1

Diwali

November 3

Daylight Savings Time Ends

November 5

Election Day

November 7 - 9

Emerald Coast Cruizin' Fall 2024
Aaron Bessant Park

November 11

Veterans Day

November 13

Board of Directors Meeting
5 p.m. • Pool Cabana

November 13

World Kindness Day

November 20

Architecture Review Committee Meeting
4:30 p.m. • 358 Blue Sage Road

November 28

Thanksgiving

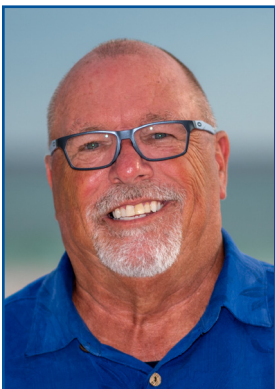
November 29 - 30

Aaron Bessant Park

November 30

Official End of 2024 Hurricane Season

Whisper Dunes Homeowners Association Board of Directors



David Bickham
President



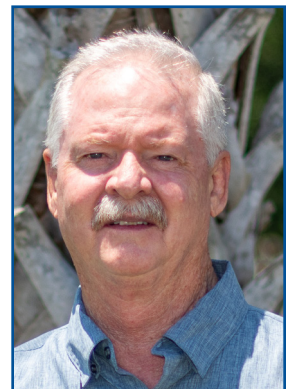
Connie Houk
Vice President



Brian Thompson
Treasurer



Linda Lee
Secretary



Phil Staggs
Director