

ANSWERS TO QUESTIONS POSED THROUGH THE WEBSITE BEFORE THE TOWN HALL MEETING HELD SEPT 8 2026.

QUESTION 1

When we purchased our house at 68 Kestrel in March 2025, we were under the impression that Toll Brothers would landscape the island in front of our house. In fact, all the homes that surround the island were under that impression. We have been hearing, for a few months, that they are not going to honor that proposed landscaping. Cars, Toll Brothers trucks, Green Horizons vehicles and various delivery trucks are often driving on the grass at the edges. We understand that construction is still occurring on Kestrel. but what, if anything, will be done after Toll Brothers is finished with homes on our street? Is Toll Brothers going to do anything more with the island (plantings, trees, etc.) or is this something the Landscaping Committee can pursue?

ANSWER

We have asked Toll to ensure no contractors park on the island, but please let us know if it continues. Toll has indicated that it has no plans to make any additional improvements to the Kestrel Island. The Committee will continue to press Toll to do more, but any improvements may have to wait until Toll turns the HOA over to the Owners.

QUESTION 2

Are there any plans to enhance the appearance of the right side of Watch Hill between Owl's Nest Rd and Loons Call?

ANSWER

No plans currently exist to enhance the appearance of the right side of Watch Hill between Owls Nest and Loons Call. This land is managed and owned by Pinehills.

QUESTION 3

When will we have a Loons Call street sign?

ANSWER

This has been requested by the Facilities and Landscape Committee and we are waiting on a response from Toll. We will continue to monitor this and will ask the newly appointed Advisory Board to follow up as well.

QUESTION 4

What has been done to alleviate future snow infiltration in club house via soffits?

ANSWER

Barkan Management engaged a contractor to make repairs after the last water leak.

QUESTION 5

What is the scope/budget of the land scape committee's mandate?

ANSWER

The scope of this Committee continues to evolve. The Committee works under the direction of the Toll HOA Board and has originated the Policies and Procedures for the Owls Nest Facilities and the Clubhouse Reservation Policy, reviews all Design Review Applications and makes recommendations to the Board, works with Greener Horizons regarding landscaping and snow removal, addresses Resident requests, recommends, facilitates, and monitors usage, improvements, damage, and repairs to the Owls Nest Facilities, and monitors and addresses common area landscaping. The Committee currently has no discretionary budget that we are directly responsible for managing on the community's behalf. The budget currently allocates funds for basic maintenance and operation of the Facilities, including the Greener Horizons, pool, and cleaning contracts.

QUESTION 6

What is being done to avoid driveway damage this winter and beyond?

ANSWER

Greener Horizons has indicated it will be making adjustments in how snow is removed from driveways (pulling outward instead of pushing inward) and will be careful to avoid similar damages moving forward. Damages may continue to occur until such time as the community is completely built out and the roadways receive a final top coat that will eliminate the elevation difference between the road and driveways.

QUESTION 7

Has the design team created a rendering of the finish landscaping for all of Owls Nest. It would be great to see both Toll Brothers and PINEHILLS finished landscape design.

ANSWER

The Committee has requested this information from both Toll and the Pinehills and will inform the community once that information has been received.

QUESTION 8, 9 & 10 THESE QUESTIONS HAVE BEEN GROUPED TOGETHER BECAUSE THEY COVER THE ISSUE OF EROSION.

** If There Is A Soil Erosion Problem On The Service Road, Who Is Responsible For Correcting It? - There Have Been Some Sink Hole Issues Including Our Backyard Which Could Be Very Damaging To Our Homes And We Would Like To Have This Issue Corrected Before It Becomes A Major Problem!*

** Is Pinehills Landowners' Association Aware Of Any Potential Soil Erosion Problems Which May Exist In The Kestrel Heights Area? Is The Pinehills Land Which Abuts Our Properties On Kestrel Heights Going To Be Mowed And Attended To?*

Since That Land Along The Service Road Behind Kestrel Height Is Owned By Pinehills, Do They Plan On Planting Anything Along That Service Road To Make It More Desirable? - The Current View Is A Real Blight To Those Whose Backyards And Decks Are Facing That Road With No Privacy Whatsoever.

** grading on Chimney Swift, really everywhere?*

** What is the plan for the strip of land along the access road behind Kestrel Heights?*

ANSWER

There are two emergency access roads in the Owls Nest Neighborhood—Chimney Swift and the Fire Road between Kestrel and Loons Call. The Fire Road appears to be the responsibility of the State, and the Committee is in the process of trying to find out who the contact is and what can be done for improving this roadway. Pinehills and Toll are currently discussing who is responsible for Chimney Swift and the erosion occurring on both sides of the roadway. The Committee continues to report the erosion of these areas to the Pinehills and Toll and will provide more information as it becomes available.

QUESTION 11. These Questions Have Been Grouped Together Because They Cover The Issue Of Kestrel Common Included In The HOA.

What Was The Approval Process Specific To The Planting Of Small Shrubs And Perennials On The Common Space By The Landscape & Facilities Committee? Did The Committee Need Approval From The Board? Do We Know What Toll Brothers Intent Is For This Common Space At Completion Of Construction?

** Beautification Of Island And Area Along Kestrel Heights*

What Is The Timeline/Status Of The Owls Nest Toll Construction And Sales Status? I Want To Know When The Crews Are Expected To Be Out Of Here And Finish Work May Commence On:

- (i) Removal of trailer and landscaping of trailer area*
- (ii) Final road paving*
- (iii) Completion and landscaping of common areas*

ANSWER

Toll has advised that they intend to loam and see the Kestel common area with tall grasses and there is no intent to make a manicured lawn. The recent plantings were a last minute opportunity to improve and beautify the Kestrel common area undertaken by the Committee with assistance from community volunteers. Information regarding these efforts was provided to the Board.

QUESTION 12. These Questions Have Been Grouped Together Because They Cover The Issue Of The Construction Trailer.

What Is The Timeline/Status Of The Owls Nest Toll Construction And Sales Status? I Want To Know When The Crews Are Expected To Be Out Of Here And Finish Work May Commence On:

(I) Removal Of Trailer And Landscaping Of Trailer Area

(Ii) Final Road Paving

(Iii) Completion And Landscaping Of Common Areas

What Is Going To Happen With The Space Where The Trailer Is?

ANSWER

Toll has informed the Committee that the Construction Trailer will remain until Toll completes the community sometime in 2028. At that time, Toll will remove the trailer, fence, and all materials. The area will then be loamed and seeded with stabilizing mix (tall grass) as this is not intended to be manicured lawn space. Road paving will occur sometime after the Toll completes construction.

QUESTION 13

Pool Cleaning And Maintenance. It Is Currently Poorly Done.

ANSWER

The Pool contract is currently vague regarding exactly what type and frequency of cleaning should occur at the Pool. The Committee has been working to improve the pool service and recently had the pool tiles cleaned. The Committee through our neighbors continues to monitor pool cleaning and will make efforts to improve the process within the confines of the Pool contract negotiated by the Board.

QUESTION 14

What Are The Committee's Thoughts On Barkan?

The Committee has been working with the Board and Barkan to improve various aspects of service Barkan provides and will continue to monitor this progress.

How does this committee interface with the advisory committee?

The Advisory Committee has just been formed and had their initial meeting with the Toll Board this last week. The Committee anticipates that it will work in partnership with the Advisory Committee for the betterment of Owls Nest.

QUESTION 15

Also, are there plans to add landscaping at the start of Kestrel Heights where the sign is? Will Owls Nest look like other parts of Pinehills when complete? (More refined and intentional landscaping along mail road and main entrance opposite Aurora Sky?

ANSWER

The corner of Kestrel and Watch Hill across from the construction trailer is a Pinehills common area and not part of the Owls Nest common area. The Committee has asked Pinehills what intentions it has for all of the Pinehills common areas within Owls Nest and will report back once that information has been provided.

Our Owls Nest community does not include the land on the opposite side of Watch Hill or the land directly across from Aurora Sky.

The landscaping currently around the Owls Nest sign on Owls Nest and Watch Hill needs improvement and the Committee has met with Greener Horizons regarding potential improvements. Toll installed this landscaping and Greener Horizons has offered to submit an improvement plan to the Board; however, the Board has indicated there are no funds available for further improvements of this area. The Committee is advocating for further improvements to this area at Toll's expense.

