2023 Meadows Landscape & Maintenance Project List

(v 12.6.23)

(Note: Items completed since the 9.28.23 Update are **in bold**)

2023 MEADOWS LANDSCAPE PROJECTS UPDATE

- The budgeted large tree pruning scheduled for 2023 was completed in the Meadows in January as follows: maple tree between #50 & #52, tulip poplar above deck at #36, and pine tree limbs over roof/house at #38.

- Removal of 1 Leyland Cypress and 2 Green Giant Arborvitae between #50 & #52 has been completed. At their expense, homeowners engaged the services of BB Barns with enhancements to the landscaping in this area in late June.

- Removal of 4 Leyland Cypress, 1 Weeping Cherry and 1 Euonymus between #42 and #44 has been completed, followed by installation of Emerald Green Arborvitae and sod where the bed was greatly reduced on each side. Homeowners filled in bare areas toward the back of the bed at their own expense using BB Barns. Volunteers dug up and divided love grass on the hill behind #44 and transplanted it in some of these bare areas.

- Volunteers removed 3 Inkberry Hollies and salvia at the sidewalk of #40, removed the bed and installed tall fescue sod.

- BB Barns generously extended their normal warranty and replaced a dead dogwood tree that was behind #30. In its place they planted a 'Hearts of Gold' Redbud tree in the front yard where conditions are drier. Volunteers took advantage of this opportunity by removing the angled row of azaleas between 30 & 32 and installed sod in its place. The removal of the oversized, declining Japanese Black Pine near the water hydrant at #32 was also done at this time.

- **TruGreen aerated the turf areas and at no charge overseeded with tall fescue on 10/11/23. Round 6 fertilization service was performed on 10/16/23.** Early Fall lawn treatment consisting of Iron, Post Emergent Weed control and a second application of Fungicide on 9/6/23. A reminder that lime was applied in February, which was the first application in several years.

- **TPS concluded its in season weekly landscape maintenance visits in November with leaf cleanup underway through the end of the year**. Summer pruning in the Meadows concluded in July. **The final pruning visit is scheduled in December after the gutters are cleaned. The vent wells will be cleaned out during the pruning visit.**

- Love Grass post emergent weed treatment behind 8-12 Meadow Vista Court homes was applied on 9/6/23 **and a final weed control and fertilization service performed on 10/25/23 by TruGreen.** TPS completed Round 1 broadleaf weed hand pulling on the hillside in July and Round 2 at the end of August**.**

- Extreme winter cold adversely affected many plants in the Meadows. Big leaf hydrangea and butterfly bushes were hit particularly hard. Thankfully most of these plants are recovering though sacrificing blooms this year. Most of the newer ligustrum plants behind #8 and 12 succumbed to the cold. The dead branches have been cut to the ground. **The remaining stumps were dug up in November (volunteer labor)**. **A plant replacement plan was proposed and approved in the Meadows 2024 landscape special projects budget.**

- Azaleas at #4 did not make it through the cold snap, and the homeowners purchased new plants. Volunteers dug up the dead plants and installed the new Hoogendorn hollies at the front foundation and Encore azaleas in the side bed near screen porch.

- The row of dwarf cotoneaster along the sidewalk bed at #54 suffered winter kill, and volunteers removed them and replaced with 5 Blue Rug Juniper.

If you have a landscape request, please contact Jill Tourtellot in writing at jdtourtellot@gmail.com

2023 MEADOWS MAINTENANCE PROJECTS UPDATE

- Main Outside Deck/Railing Refinishing
  - Main outside decks scheduled for evaluation and refinishing if needed include: #2, #9, #11, #34, #50, #54. As we have changed from semi-transparent to semi-solid and solid deck stains on several decks, refinishing every three years may not be necessary.

  The Decks were evaluated by our painter (B&B Painting) on 3-30-23. We will proceed as follows: Decks #34, #50 and #54 were in good shape, will be re-evaluated next year Decks at #2, #9 and #11 were refinished by B&B Painting in July.

  - Rails of the main deck on #2, #9, and #11 were refinished by B&B while refinishing the decks. Rails on #4, #34, #50 and #54 were refinished by volunteer labor. Repairs were also made on #50 railings.

- Townhome Interim Touch-Ups/Painting as needed
  - Front doors on #2, #4, #52 and #54 were painted (volunteer labor).
  - Garage door on #32 was painted (paid for by owners).
  - Shutters on #40, #42, #44, #46 and #48 were prepped and stained (volunteer labor).
  - Caulked, painted small cracks and separated butt joints in hardy plank siding on #1, #3, #4 and #54(volunteer labor).
- General Maintenance
  - # 52 Garage Soffit Light Fixture - replacement completed by volunteer labor.
  - **Rotted mail box post wood on #2, #4, #28, #32, #38, #48 and #52 has been replaced**
  - Rotted wood on front step railings on #2 was repaired and painted (volunteer labor).

  - Lighting- Repairs on several mailbox lights have been completed, including installation of light adapters to make future maintenance easier (volunteer labor). **K-2 assumed responsibility for our mailbox light maintenance program. All mailbox lights are now working.**

- Pergola Restoration
  - All restoration 'carpentry has been completed.
  - Staining of the pergola completed by B&B Painting in July.

- Sidewalk/Driveway Repair
  - Repair of cracked/sunken section of driveway at #32 has been completed.
  - **Sidewalk-Driveway Crack and Driveway hole Repair-sealing/repair (as needed) of joints between sidewalk stones, between sidewalk and driveways, and driveway holes/cracks, etc. has been completed for this maintenance season. Repairs**

(volunteer labor) **were made at #1, #2, #4, #28, #34, #36, #38, #40, #42, #44, #46, #48, #50, #52 and #54.**

- Hardscape/drainage
  - Side yard drainage of #38 was assessed. Replacement of landscape beds with sod at #40 (changing the rain water flow pattern) has greatly reduced the amount of water draining into the side yard at #38. Net, no further action is required at this time.

  - Drainage in back yard of #12 was assessed. Terracing of the backyard bank and additional rocks in the french drain at the rear of property at #83 Village Pointe Lane by the owners has greatly reduced/eliminated water flow down the hillside and into the back yard of #12 Meadow Vista Ct. Net, no further action is required at this time.

- Spring and Fall Irrigation Hydrants Maintenance/Repair -Spring and fall maintenance has been completed with minor repairs completed.

- Annual Terminix moisture readings/crawl space inspections were completed on 8/23. Bait station re-charging is ongoing. Preventative termite treatment of the pergola has been provided by Terminix gratis.

- Gutter/Downspout Maintenance
  - **The annual gutter cleaning by Asheville Gutter for all townhomes has now been completed (December 4).** A spring cleaning was also performed by Asheville Gutter on #9-11, #32-#34, #36-#38 and #52-#54 due to heavy gutter 'build-up' at these townhomes. Blocked sections of gutters at #28 and #40 were also cleaned out (volunteer labor).

  - Downspout-ground drain connectors were cleaned and replaced for townhomes #1 (2x), #2, #4, #30 (2x), #46 (2x), #52 and #54 by volunteer labor. The pop-up drain at #2 was also replaced with a straight 'curb drain' to improve water flow (volunteer labor.)

If you have a maintenance request, please contact Bob LeBoeuf at leboeuf100@gmail.com