2024 Meadows Landscape & Maintenance Project List

Year End-v12.1.24

2024 MEADOWS LANDSCAPE PROJECTS UPDATE

Landscape Special Projects (*Denotes work done by volunteer labor)

- #8 & #12 Retaining Wall – Stumps from the dead ligustrum were dug up and discarded in late 2023. Replacements were installed above the wall in April.*****

- #2-#12 – Poison ivy growing on hillside was treated twice with a targeted brush kill herbicide to minimize the spread within the love grass areas.*****

- The budgeted large tree pruning by Earthworks Tree Service has been completed. This included: #28 – Removal of 1 front corner Nellie Stevens Holly and 3 Green Giant Arborvitae at screened porch; #46, #48, #30, #32 – Pruning limbs away from houses of Green Giant Arborvitae; Park - Pruning of girdled tree roots at the surface on the Maple trees

- #28 Front Foundation laurels were dug up and discarded, and plant replacements installed in April.***** Also included in this special project budget, new plants were installed below the screened porch where Green Giant Arborvitae was removed. *****

- #30-32 Utility Boxes – volunteers added 3 procumbens nana juniper in April. *****

- Spirea removed in bed behind #8-#12. French drain installed due to drainage/erosion issues, area regraded and bed planted with grass seed. *****

- On 8/16/24 Carolina Hemlock assessed all 19 hemlocks in The Meadows (and 2 at the Village Park entrance) at no charge. They determined that none are currently infected with active wooly adelgid after last year's soil injection around the trees. A few adelgid that were spotted on one hemlock in the park were dead because of that 2023 systemic application which should last 3-4 years.

- Earthworks Storm-related Tree Removal was done the week of November 11. The work took place at #50-52, #32-34, #11, with stump grinding at #50-52 and #34 to occur in the upcoming weeks. Three smaller jobs planned for 2025 were included as it was more cost effective to do them along with the storm damage work versus separately next year.

Landscape Maintenance Services by TruGreen:

Lawn Areas

- 7 Rounds of Fertilizer, Weed Control has been applied on the lawn areas generally 6-8 weeks apart. Products and application rates are adjusted by season; i.e., crabgrass and pre-emergent weed control in early/spring, etc.
- One application of Lime was spread on 11/15.
- 2 Fungicide applications were scheduled during the summer months, though the second application was cancelled as it was not needed.
- Fall core aeration was cancelled because of schedule delays from the hurricane, storm debris on the grass and subsequent lack of rainfall.

Slope Above #2-#12

- Following the recent hillside erosion control and reseeding project, (see Hardscape/drainage project below in the Maintenance Project Update section), the timing of future hillside fertilizing and weed control will be determined by the progress of new lovegrass growth.

Landscape Maintenance Services by TPS:

- 3 Pruning Visits per year: Feb/March, by July 4 and late November/early December. December pruning scheduled for the week of December 2**.**
- Spring clean up – Clean out landscape beds to remove leaves, tree branches and other debris. Cut down ornamental grasses and perennials that have died back in the park and other common areas. (March).
- 32 in season property maintenance visits including lawn mowing, weedeating/edging/blowing debris from hard surface.
- Remove/treat visible weeds in landscape beds at least every other week in season.
- In March a granular pre-emergent weed control product was spread in all Meadows maintained beds.
- Balanced fertilizer applied to plants in beds in April.
- 60 yards of double shredded hardwood mulch was spread in March. Any new mulch spread will be raked away from deck posts and Hardy-plank siding.
- Leaf Removal – During Fall and Early Winter, remove leaves on a regular basis.
- After the last leaf removal of the season, clean the crawl space vent wells of leaves, mulch and other debris.

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

2024 MEADOWS MAINTENANCE PROJECTS UPDATE

(*Denotes work done by volunteer labor)

- Townhome exterior at #36-#38 was painted by Gomez Bros.

- Main Outside Deck/Railing Refinishing
  - Main outside decks-Decks on the schedule for this year were evaluated by B&B Painting on 3/12/24. Decks refinished include: #3, #4, #34, #40, #42, #44, #50, #52 **..**
  - Rails of the main deck were refinished on #2*****, #3, #4, #32, #34, #40 #42, #44, #52 and #54.*****

- Townhome Interim Touch-Ups/Painting as needed
  - Front door on #46 was painted.*****
  - Shutters on #28-#30, #32-#34, #52-#54 were painted.*****
  - Front porch support posts on #28-#30, #32-#34, #40-#42, #44-#46, #52-#54 were painted.*****
  - Front stair railings on #4 were repaired and painted.*****
  - Front stair railings on #2 was painted.*****
  - Mailbox posts on #2, #4, #28, #32, #38, #48, #52 were painted***** (i.e. the posts which were repaired/replaced last year).

- Lighting
  - All lighting at mailboxes and the central park were checked and cleaned during the first quarter. Repairs and adjustments were made. Since K2's visit, we have experienced central park damage to the lights. Please be careful around all lights while visiting the park. Having K2 back any time between our budgeted quarterly visits affects our annual budget negatively.

- Sidewalk/Driveway Repair
  - Sidewalk, driveway crack/joints at -#1, #2, #4, #30, #34, #52 were repaired.*****

- Hardscape/drainage
  - Hillside drainage behind #2-#12. Interruption of water flow down the hillside and re-vegetation was required to address increasing hillside erosion, prevent degradation of the rock retaining wall and excessive water in the back yards behind #2-#12. The initial phase of the project including installing straw wattles, erosion blankets and lovegrass reseeding is complete.***** The replacement of bushes at the base of the hillside behind #8-#12 also is helping to mitigate the drainage issues.***-(see Landscape Projects above).** We are also working closely with the residents on Village Pointe Lane relative to run-off management at the top of the hillside. Additional drainage/vegetation will be implemented as needed based on results from the interventions made this year.

- Spirea removed in bed behind #8-#12. French drain installed due to drainage/erosion issues and bed planted with grass seed.*

- Hillside erosion between #34-#36 was addressed* (Phase 1) with run-off interruptions e.g pavers, jute landscape fabric. Additional vegetation/drainage measures to be completed late fall, early winter (Phase 2).

- Spring and Fall Irrigation Hydrants Maintenance/Repair -Spring and fall maintenance is scheduled with K-2 according to our maintenance agreement. The hydrants were turned on for the season on 3/27/24 and turned off on 11/7/24 by K2. Gaskets were also repaired on the hydrant between #4-#6.

- Annual moisture readings/crawl space inspection was completed by Terminix on Aug. 28 according to our maintenance agreement.

- Gutter/Downspout Maintenance
  - Spring gutter cleaning was completed on May 2nd by Asheville Gutter. Fall gutter cleaning is scheduled for December 13th.
  - Downspout-ground drain connectors at #46 and #50 were replaced.*
  - Downspout-ground drain at #3, #9, #11 were cleaned.*
  - Downspout-ground drain connectors at #3, #11, #34 were replaced*. Downspout-ground drains checked at rear of #1 and both draining well*.
  - Ground drain-street fitting at #2-#4 were replaced.*

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