2025 Meadows Landscape & Maintenance Project List

V12.21.25 (Final)

(V) = Volunteer Labor

2025 MEADOWS LANDSCAPE PROJECTS

Landscape Special Projects

- #50 and #34: Stump removal from Hurricane storm damage was completed on 2/27/25 by Earthworks Tree Service.

- Monitoring Grass Seed Behind #8-#12. Emerging new grass seed was monitored over winter and early spring. Once the soil temperatures were optimal, additional seed was distributed where needed. Dwarf fountain grass plugs were planted on hillside behind #8-#12 to disrupt downhill water flow. (V)

- #1: 3 large Cryptomeria obtusa shrubs around the mailbox have been removed as they were too large for their allocated space. Bed size reduced and replaced with 1 Blue Star juniper and 1 Coneflower, retaining existing variegated liriope. The bed bordering the driveway has been planted with Little Miss Sunshine sedum. The bed next to sidewalk has been filled in with soil, graded, added seed, fertilizer and straw to reclaim the front grass area. Two large panicle hydrangeas on the side of the townhome have been removed because they shade out the row of hollies. (V)

- #28 & #32: Overgrown Goldthread Chamaecyparis shrubs at #28 and front foundation conifers at #32 were cut down by TPS during their summer pruning. Remaining stumps were dug up by volunteer labor and 3 Kaleidoscope Abelia were installed at 28 and 3 Obsession Nandina planted at 30 in October. (V)

- #34: Divided dwarf fountain grass was installed as a supplement to erosion control measures taking place on the side of the townhome (V). These efforts are intended to mitigate excessive water flow and soil erosion issues that occurred in 2024.

- 44: Creeping Harbor Dwarf Nandina was removed from the mailbox area as its roots were invasive, causing the wood at the base of the mailbox to split. (V)

- #2, #4, #6, #8, #12: We continue to see improvements with the vigor of the love grass growing on the hillside above these townhomes. Ongoing efforts this year have included weed control, fertilization and additional love grass seed in sparse areas. Selective herbicide has been sprayed on undesirable vegetation and poison ivy in July and September V). Limbing up of the Redbud trees was completed on the hillside so that the lovegrass is not shaded out and it can continue to provide its main attribute of preventing erosion of the soil (V) No additional trees will be

planted on the hillside to avoid shading out the lovegrass. Additional grass seeding in areas previously shaded by trees was completed in mid-October.

- Hurricane Helene (September 2024) effects and continued rain this spring/early summer put pressure on tree limbs causing them to droop considerably and interfere with structures. Phase 1 Tree removal and pruning by Earthworks Tree Service completed on 7/30 at the following locations: CUT DOWN: Behind #11 – lightening damaged pine and poplar that were leaning toward townhome; PRUNING: #1 – River Birch limbs growing toward house, #2 Maple limbs away from roofline, townhome structure and street, pruning sides to even tree out, #30 Prune limbs encroaching back deck.

Phase 2 Tree work completed in September: Stump Grinding - 3 stumps at lower level between #50-52. Pruning - #52 Trim limbs from two maple trees along back lawn that are above the roofline/deck and growing toward townhome. #48 Prune upper canopy of green giant arborvitae near back porch and dead stubs in upper part of tree. Cut down - #38 Dead Pine at woods edge close to townhome.

VILLAGE PARK tree work completed in July: Cut down 1 dead Hawthorne tree and pruning the 2 adjacent Hawthorne trees bordering Charlotte Highway to the right of our exit. Adjacent to the second island, large leaning branches of a sycamore were removed. Inside the gate amidst the remaining Leyland Cypress trees, Earthworks Tree Service cut down the volunteer tulip poplar and locust tree that were learning toward the evergreens, and visible vines and small dead trees at the woods edge were cut. Completed in September: Five Green Giant Arborvitae balled & burlap trees were installed inside the gate replacing the hurricane damaged Leyland cypress trees that were removed earlier this year.

Landscape Maintenance Services by TruGreen:

Lawn Areas

- 7 Rounds of fertilizer, weed control have 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 applied November 19.
- 2 Fungicide applications were completed.
- Fall core aeration and overseeding of tall turf type fescue was done this Fall

Landscape Maintenance Services by TPS:

- 3 Pruning Visits per year: Feb/March, by July 4 and late November/early December. Due to our late spring visit that occurred in May, the crew completed the summer pruning the week of 7/28. Final December pruning scheduled week of 12/21/25.
- Spring cleanup – 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.
- 30 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.
- A granular pre-emergent weed control product was scheduled to be spread in all Meadows maintained beds at the time of our mulch installation**.** Due to the late timing when this could be scheduled, we opted not to receive this service and instead received credit on our December invoice.
- A balanced fertilizer has been applied to shrubs, ornamental grasses and small trees in September at n/c. (Completed)
- 96 yards of double shredded hardwood was spread by TPS in June. New mulch spread was 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**

2025 MEADOWS TOWNHOME AND COMMON AREAS MAINTENANCE PROJECTS UPDATE

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- Scheduled 2025 Townhome exterior painting on #1-#3 and #9-#11. (Completed by Gomez Bros.)

- Main Outside Deck/Railing Refinishing
  - Main outside decks and railings on the 2025 schedule were evaluated and refinished by B&B Painting. Refinished decks/railings included: #1, #8, #12, #28, #38, #54. Main deck railing on #30 was repaired and stained (V)

- Townhome Interim Touch-Ups/Painting (V)
  - Shutters and Front porch support posts on #6-#8, #12 were evaluated. Will be stained during 2026 maintenance season.
  - Mailbox posts were repaired and stained on #11, #30, #34, #36, #44, #46, #54 (V).
  - Meadows and Main Entrance signs cleaned and painted (V).
  - Pergola damage due to delayed vine damage was repaired. The pergola was also re-stained. Staining of pressure treated boards that were replaced will be completed in spring of 2026.

- Lighting
  - Lighting at mailboxes and the central park were checked and cleaned by K2 as part of quarterly maintenance program.
  - K2 made adjustments to lighting on a number of mailboxes.
  - Park lighting was repaired

- Sidewalk/Driveway Repair- Sidewalk, driveway crack/joints were repaired at #2, #6, #8, #11, #12, #44, #50 (V).

- Hardscape/drainage
  - Hillside drainage behind #2-#12. A program to ensure continuation of optimal lovegrass growth on the hillside was continued in 2025. This included active management of native plants (e.g. cut-back/treatment of Heath Aster, treatment of poison ivy), fertilizing grasses and broad-leaf weed control. . Up-limbing of trees to reduce 'shade-induced grass kill' was also completed. Additional drainage interventions were addressed via installing straw waddles and no-mow grass seeding in bare areas (i.e. under up-limbed trees where grass was thin or absent) (V).

  - Hillside erosion between #34-#36. A French drain was installed to manage the downhill water drainage (Completed-V). Additional vegetation (transplanted fountain grass plugs) was also planted to hold the hillside. (Completed-V).

- Spring and Fall Irrigation Hydrants Maintenance/Repair -Spring and fall hydrant maintenance by K-2 according to our maintenance agreement was completed.
  - Leaky/loose hydrant between #3 and #9 was also repaired by K2.

- Termite Inspection Program-Annual moisture readings/crawl space inspection-completed by Terminix on 9/29/25.

- Gutter/Downspout Maintenance
  - Spring cleaning by Asheville Gutter completed (5/19). Fall gutter cleaning to be completed on Dec. 31.
  - Downspout-ground drain cleaned and street pop-up was replaced at #28. (V)
  - Downspout-ground drain connecters were cleaned and power jetted due to blockage at #9, #11, #30 and #34. Downspout-ground drain connecters replaced at #11, #30 and #34 (V).
  - Rear gutter/downspout blocks cleaned at #38 (V)
  - Front gutter cleaned at #36 (V)

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