MSC Update: 4-26-22 VP Board Meeting

General MSC Matters

- A Spring 2022 Meadows Update including our current Landscape and Maintenance Projects 'To-Do' Lists was sent out to Meadows' residents in February.

- A Meadows residents meeting in the park will be scheduled in late May, early June once the weather becomes consistently nice to provide updates and receive any input on how to make our community the best it can be.

- Lynn and Tony Caputo will be moving from the Meadows. We will begin a search for a new MSC member to replace Lynn who has been a valued contributor to the MSC and Landscape Committee.

2022 Landscape Projects Update

VILLAGE PARK ENTRANCE
Donna Abbitt will plant annuals and fertilize the shrubs in the first median after Mother's Day.
TPS will spread mulch at the front entrance the weeks of 4/25/22 and 5/2/22.

Meadows

Park
One Hemlock across from Unit 30 was removed after it died. No disease or infestation was identified as a cause and the other four in the Park area seem to be in good health. Plans are to replace it with a flowering tree as budget allows.

Thanks to volunteer efforts by Marlene Whitaker, the following additions and changes have been made:

- Two areas of liriope that have not grown well and have mostly served as a feeding ground for the rabbits have been removed and replaced with grey owl juniper and lemon sedum.
- Two additional Double Play Candy Corn Spirea have been added to the five planted previously.
- Annuals have been planted in areas on both sides of the Park to give us additional color from Spring through Fall.

Unit #s 46 & 48
A Rising Sun Redbud was planted between the units to replace a Dogwood tree that had died.

Spring Projects to commence week of 4/25/22

Driveway Yew Removal & drainage
Volunteer labor was used to remove the yews between driveways at Units 2/4 & 36/38.
TPS to install 5 Soft touch Hollies at each location. Units 2/4 require drainage to be reworked.

Front & Side Foundations
These renovations are part of an ongoing project begun in 2020 to replace overgrown and problem shrubs with more appropriately sized plants that require less ongoing maintenance while providing an updated appearance for the Meadows. Due to budget limitations this project will be accomplished over several years. We are scheduling the renovations on a "most needed" basis and appreciate your patience if you are not on the list this year.

TPS to supply labor & materials

Units 50 & 52 – Overgrown foundation shrubs at both units to be removed and replaced.
Mulch beds to be reduced and sod added.

Unit 30 – Overgrown shrubs along sidewalk and mulch to be removed. Grass to be extended to sidewalk. Unhealthy spirea at mailbox to be removed and replaced.

Unit 2 – Overgrown shrubs at side foundation to be removed and replaced. 7 overgrown shrubs at mid and front side foundation to be removed and 2 replaced. Mulch area in front of A/C unit to be reduced and sod added.

VOLUNTEERS to supply labor, HOA to purchase plants this spring or fall

Unit 3 – Remove and replace hydrangeas at side yard that grow too large for the space

Unit 36 – Remove and replace dead PJM rhododendrons with 3 Acuba

Unit 44 – Remove remaining holly and replace with 3 appropriate shrubs.

Park – Add 4 Moonbeam Coreopsis to existing.

MULCH IN THE MEADOWS: TPS will spread 60 yards of mulch in the Meadows, a reduction of 40 yards from last year. *This will mean that most rear and side beds of the townhomes will not be mulched this year*. New mulch color dissipates in a short period of time, and there is already sufficient layer of mulch in most areas.

Application Of Grub Control: Grub control will be applied late April/early May and again in late July/early August by volunteer labor.

If you have a landscape request, please submit it in writing to Jill Tourtellot, jdtourtellot@gmail.com

2022 Planned Building Maintenance and Hardscape/Drainage Projects

(Initial project plan in light print; progress updates in bold)

- ☐ No townhomes are scheduled for painting in 2022. Next scheduled townhome painting (#36, #38) will be in 2024.

- ☐ Several main outside decks are on the schedule for refinishing this year (#1, #30, #38, #50). Decks # 6, #8 and #12 will be evaluated this spring and refinished if needed.
  - **B&B Painting will be re-finishing the decks on the schedule. The time frame for the work is currently being discussed with them. Residents will be informed in advance of when the work will be done (weather permitting of course).**
  - **Decks # 6, #8 and #12 have been evaluated and will be re-finished this year in addition to #1, #30 and #38. Deck #50 will be delayed until next year.**

- ☐ Top rails of the main decks on #30, #40, #50 and #52 are scheduled to be refinished. Several rail spindles on deck #28 will be repaired/replaced. Additional top railings will be refinished as needed upon inspection.

- ☐ Attic vents with paint peeling to be painted (#36, #38, #40 and #42.)

- ☐ Mailbox lights for #34, #36, #38 and #46 to be repaired.
  - **Greg will try to fix the mailbox lights but will probably need to have K2 fix some or all of them.**
  - **One path light in the Park will be repaired or replaced. The alignment of all landscape lights will be checked and adjusted as needed.**
  - **Target completion date for lighting work-end of May**

- ☐ Mailbox posts (rotted veneer boards) to be repaired/replaced for #32 and #50. Mailbox post cap repair/replacement and post painting for several others to be addressed.
  - **Caps at units #1, #32, #38, $44, and #46 will be replaced.**
  - **Rotted veneer boards at units #32 and #50 will be replaced.**
  - **The caps have been made and the repairs should be completed over the next two weeks.**
  - **While the work is being done, all other mailboxes will be inspected and repaired as needed.**
  - **Target completion date for mailbox repairs-end of May**

- ☐ Hardscape/drainage projects in-scope include: finish French drain work behind #50-#52, drainage/step- stones on the side of #28, and drainage work behind #44.

- **Above Hardscape/drainage projects have been successfully completed within budget**
- **Path in the park has been re-graveled**

☐ Spring and fall irrigation hydrants maintenance to be completed as scheduled.
- **Spring hydrant maintenance has been completed. After the water was turned on, the hydrant in front of unit #38 was leaking and will be replaced (too old to fix).**
- **There is also an irrigation supply line leak in front of unit #36. Because of these issues, the water supply line to the hydrants on Meadow Village Lane has been turned off (this also impacts the hydrant between units #3 and #9 on Meadow Vista Court). K2 is aware of the issues and we will be making arrangements to get them fixed. The water line leak needs to be located and it could be costly to fix since it appears to be under a driveway.**
- **Target completion date for hydrant/water line work-end of May**

☐ **The Meadows entrance sign will be power washed and treated with stain remover (Wet & Forget).**

☐ Scheduled Terminix moisture readings and bait station re-charging to be completed as scheduled.

☐ Annual gutter cleaning to be scheduled for late Fall. 'One-off' cleanings will be scheduled as needed (e.g., for pine needle build-up on #36-#38)
- **A Spring cleaning at #36-#38 has been scheduled.**
- **Downspout at #28 was cleaned and connector boot into ground drain pipe repaired**

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