Meadows Residents Meeting: 6-9-22

(v 5.30.22)

2022 Landscape Projects Update

Meadows

Park

One Hemlock across from Unit 30 was cut down and 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, plus 5 Penstemon Blackbeard and 4 more Coreopsis Moonbeam
- 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 Completed April & May 2022

Driveway Yew Removal & drainage

Volunteer labor was used to remove the yews between driveways at Units 2/4 & 36/38. TPS installed 5 Soft touch Hollies at 2/4 and 7 at 36/38. Units 2/4 required 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 removed and replaced. Mulch beds reduced and sod added.

Unit 30 – Overgrown shrubs along sidewalk and mulch to be removed. Sod was installed to extend to the sidewalk. Unhealthy spirea at mailbox removed and replaced with 1 each of: Dwarf mugo pine, Nandina 'Flirt' and Ice Plant 'Sunstone Orange'.
Unit 2 – Overgrown shrubs at side foundation were removed and replaced. Mulch area in front of A/C unit was reduced and sod added.

COMPLETED WORK SPRING 2022 BY HOA VOLUNTEERS

Unit 36 – Removed and replaced dead PJM rhododendrons with 3 Aucuba on rear lower level
Unit 46 – Replaced one dead plant with a Flame Azalea at lower level foundation
Unit 4 – Cut down overgrown Hinoki Cypress at sidewalk bed. Replacement ground cover recommended to be installed in Fall.

HOA VOLUNTEER WORK TO BE COMPLETED FALL, 2022

Unit 3 – Remove and replace hydrangeas at side yard that grow too large for the space and replace with more appropriately sized plants.
Unit 44 – Remove remaining holly and replace with 3 appropriate shrubs.

MULCH IN THE MEADOWS: TPS is charging us for materials and labor to spread 60 yards of mulch in the Meadows, a reduction of 40 yards from last year. Most *rear and side beds of the townhomes were not mulched this year*. New mulch color dissipates in a short period of time, and there is already sufficient layer of mulch in most areas.

LEYLAND CYPRESS UPDATE*:* For the second season in a row, we are seeing the return of branch dieback on the Leyland cypress in our community primarily due to Seiridium canker that is irreversible. We will continue to monitor these plants and have explored contingency plans when we find that their usefulness as a visual screen is no longer effective.

SUMMER PRUNING: We will be going around each townhome to create a list of pruning needs prior to our summer pruning. If you have something out of the ordinary, please let Jill know. Pruning is to occur prior to July 4.

Application Of Grub Control: Grub control was applied late April/early May and will be spread 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

Meadows Residents Meeting: 6-9-22

(v 5.30.22)

2022 Planned Building Maintenance and Hardscape/Drainage Projects

- ☐ 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. **Decks are currently scheduled to be refinished the weeks of July 11-22 (weather permitting of course).** Bob will meet with residents prior to refinishing for deck stain selection.
  - 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 #1, #6, #8, #12, #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.
  - #40 deck rail refinishing completed
  - Remainder to be completed by end of maintenance season

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

- ☐ Garage door to be painted (#50)

- ☐ Mailbox lights for #4, #34, #36, #38, #48 and #50 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 June

- ☐ 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.
  - Rotted caps were replaced on 6 mailboxes and rotted veneer boards were replaced on 2 mailboxes

- ☐ 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). As a temporary fix, a shut-off valve was put on the hydrant. The hydrant will be replaced later in the summer
  - K2 investigated an apparent leak at unit #36. They could not find the leak and felt the water was probably due to the ground being saturated from the hydrant leak at unit #38. They did notice a leak by observing the water meter. They said it was a very minor leak (less than 1 gallon per hour) and would be very difficult to locate unless it becomes worse
  - K2 fixed a supply line leak at unit #6.

- ☐ 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 #32-#34 and #36-#38 has been scheduled for June 23.
  - 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