2023 Meadows Landscape & Maintenance Project List

(v3.31.23)

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.

- Removal of 4 Leyland Cypress, 1 Weeping Cherry and 1 Euonymus between #42 and #44 has been completed, followed by installation of new screening plants and sod where the bed was reduced on each side

- Volunteers to remove 3 Inkberry Hollies and salvia at the sidewalk of #40, and the bed will be returned to grass using sod

- Volunteers will add low growing shade appropriate plants in new beds at lower sides of #50 & #52

- TruGreen has completed Round 1 turf fertilization, broadleaf weed, crabgrass and pre-emergent weed control.

- TPS in season landscape maintenance begins the week of March 20 and has completed their late winter pruning.

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 #9, #11, #50 will be prepped and refinished this season; #2 will be power washed and then a decision made whether or not it needs stain; #34, #54 are in good shape, re-evaluate next year.

  Top rails of the main decks on #2, #11, #34, #54 will be re-stained. Rails on #9 and #50 in good shape

- Townhome Interim Touch-Ups/Painting as needed
  - Front door on #54 to be re-painted
  - Bottom garage door panel on #32 to be painted (paid for by owners)

- General Maintenance
  - # 52 Garage Soffit Light Fixture replacement-Completed
  - Mail box post facia on #52 rotted-to be replaced

- Lighting- Repairs on several mailbox lights are currently in progress. K2 will be scheduled to fix any lights Greg can't fix.

- Pergola Restoration-to be completed (several support post replacements, staining)
  - Support post replacement scheduled for week of April 10th
  - Timing on staining tbd based on moisture content of pressure-treated wood

- Driveway Repair at #32- to be scheduled

- Hardscape/drainage-side yard drainage of #38 to be assessed; assessment of drainage in back yard of #12 currently in progress

- Spring and Fall Irrigation Hydrants Maintenance/Repair

- Annual Terminix moisture readings/crawl space inspection; bait station re-charging

- Gutter Maintenance- The annual gutter cleaning for all townhomes will be scheduled for late fall. #32-#34 and #36-#38 are scheduled for a second cleaning May 24.

    - Downspout-ground drain connector boots replaced (2x) for #1-Completed
    - Front downspout-ground drain connector boots cleaned out for #50-#52; #28-#30 to be completed by mid-April

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