2023 Meadows Landscape & Maintenance Project List

(v 6.29.23)

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. At their expense, homeowners have engaged the services of BB Barns to enhance the landscaping in this area to be completed 6/26 week.

- Removal of 4 Leyland Cypress, 1 Weeping Cherry and 1 Euonymus between #42 and #44 has been completed, followed by installation of Emerald Green Arborvitae and sod where the bed was greatly reduced on each side. Homeowners filled in bare areas toward the back of the bed at their own expense using BB Barns. Volunteers dug up and divided love grass on the hill behind #44 and transplanted it in some of these bare areas.

- Volunteers removed 3 Inkberry Hollies and salvia at the sidewalk of #40, removed the bed and installed tall fescue sod.

- BB Barns generously extended their normal warranty and replaced a dead dogwood tree that was behind #30. In its place they planted a 'Hearts of Gold' Redbud tree in the front yard where conditions are drier. Volunteers took advantage of this opportunity by removing the angled row of azaleas between 30 & 32 and installed sod in its place. The removal of the oversized, declining Japanese Black Pine near the water hydrant at #32 was also done at this time.

- TruGreen completed Round 3 turf fertilization and pre-emergent weed control. Round 1 of 2 Fungicide turf applications was performed on June 6 to help mitigate potential brown patch this summer. Lime was applied in February, which was the first application in several years.

- TPS continues in season weekly landscape maintenance and has scheduled pruning by the end of June/first part of July.

- Love Grass treatments behind the Meadow Vista Court homes are on track with scheduled fertilizer and weed control applications from Tru Green. TruGreen advises patience as it will take another year before we see effective results from pre-emergent weed applications which are done 2x in the Spring and 2x in the Fall. TPS will perform

Round 1 of 2 broadleaf weed hand pulling on this slope to coincide with their summer pruning schedule.

- Extreme winter cold affected many plants in the Meadows. Big leaf hydrangea and butterfly bushes were hit hard. Thankfully most of these plants are recovering though sacrificing blooms this year. An exception is the row of Ligustrum recurvifolium above the retaining wall behind #8 and #12. All the plants behind these two homes succumbed to the cold. The dead branches will be cut to the ground at the time of our summer pruning. A replacement plan will be developed and presented in our 2024 budget proposal.

- Some of the azaleas at #4 did not make it through the cold snap, and the homeowners purchased new plants. Volunteers dug up the dead plants and installed the new shrubbery.

- The row of dwarf cotoneaster along the sidewalk bed at #54 suffered winter kill, and volunteers removed them and replaced with 5 Blue Rug Juniper.

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

  - Top rails of the main decks on #2, #11, #34, #54 will be re-stained. Rails on #9 and #50 are in good shape.
    - Rails of the main deck on #54 have been refinished by volunteer labor.

- Townhome Interim Touch-Ups/Painting as needed
  - Front doors on #2 and #54 were painted by volunteer labor. #52 is on the schedule for July.
  - Bottom garage door panel on #32 to be painted (paid for by owners). Scheduled for mid-July.

- General Maintenance
  - # 52 Garage Soffit Light Fixture replacement-Completed
  - Mail box post facia on #4, #32, 38, #52 has rotted wood-to be repaired/replaced.

- Lighting- Repairs on several mailbox lights have been completed, others are currently in progress including installation of light adapters to make future maintenance easier. K2 will be scheduled to fix any lights Greg can't fix.

- Pergola Restoration-to be completed (several support post replacements, staining)
  - All restoration 'carpentry has been completed.
  - Staining of the pergola is scheduled for mid-July.

- Sidewalk/Driveway Repair
  - Repair of cracked/sunken section of driveway at #32 has been completed.
  - Sidewalk-Driveway Crack Repair-joints between sidewalk stones, between sidewalk and driveways, etc. to be sealed as needed by end of the maintenance season (October).

- 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 -Spring maintenance has been completed.

- Annual Terminix moisture readings/crawl space inspection is on the schedule for August; bait station re-charging ongoing. Preventative termite treatment of pergola to be provided by Terminix gratis.

- Gutter/Downspout Maintenance
  - The annual gutter cleaning by Asheville Gutter for all townhomes will be scheduled for late fall. A spring cleaning was performed by Asheville Gutter on #9-11, #32-#34, #36-#38 and #52-#54 due to heavy gutter 'build-up' at these townhomes. Blocked sections of gutters at #28 and #40 were also cleaned out by volunteer labor.

  - Downspout-ground drain connectors were cleaned and replaced for townhomes #1 (2x), #2, #4, #30, #46, #52 and #54 by volunteer labor. The pop-up drain at #2 was also replaced with a straight 'curb drain.'

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