Meadows Residents Meeting-April 24, 2024, 3:00 PM, Fairview Library

Agenda

1. Welcome
2. 2024 Landscape & Maintenance Project Discussion
3. Landscape Services Overview
4. COI Update
5. 2024 Annual Meadows Budget Process
6. Additional topics

2024 Meadows Landscape & Maintenance Project List

(v 4.12.24)

2024 MEADOWS LANDSCAPE PROJECTS UPDATE

Landscape Special Projects:

- #8 & #12 Retaining Wall – Stumps from the dead ligustrum were dug up and discarded by volunteer labor in late 2023. Replacement plants to be installed in April by volunteers.

- The budgeted large tree pruning by Earthworks Tree Service has been completed. This included: #28 – Removal of 1 front corner Nellie Stevens Holly and 3 Green Giant Arborvitae at screened porch; #46, #48, #30, #32 – Pruning limbs away from houses of Green Giant Arborvitae; Park - Pruning of girdled tree roots at the surface on the Maple trees

- #28 Front Foundation laurels will be dug up and discarded and plant replacements installed in April by volunteers.

- #30-32 Utility Boxes – volunteers to add 3 procumbens nana juniper in April

Landscape Maintenance Services by TruGreen:

Lawn Areas

- 7 Rounds of Fertilizer, Weed Control to be 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, generally in late winter
- 2 Fungicide applications scheduled in the summer months
- Fall core aeration (October)

Slope Above #2-#12

- Following the recent hillside erosion control and reseeding project, (see Hardscape/drainage project below in the Maintenance Project Update section), the timing of future hillside fertilizing and weed control will be determined by the progress of new lovegrass growth.

Landscape Maintenance Services by TPS:

- 3 Pruning Visits per year: Feb/March, by July 4 and late November/early December

- Spring clean up – 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. (March)
- 32 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.
- In March a granular pre-emergent weed control was spread in all Meadows maintained beds.
- Balanced fertilizer applied to plants in beds in April.
- 60 yards of double shredded hardwood mulch was spread in March. Any new mulch spread will be 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

2024 MEADOWS MAINTENANCE PROJECTS UPDATE

- Townhome Exterior Painting #36-#38-Painting scheduled for May, weather permitting.

- Main Outside Deck/Railing Refinishing
  - Main outside decks-Decks on the schedule for this year were evaluated by B&B Painting on 3/12/24. Decks to be refinished include: #3, #4, #34, #40, #42, #44, #50, #52. Deck re-finishing scheduled for late August/early September.
  - - Rails of the main deck on #3, #40, #44, #52 and #54 will be refinished.

- Townhome Interim Touch-Ups/Painting as needed
  - Front door on #46 to be painted.
  - Shutters on #28-#30, #32-#34, #52-#54 to be painted.
  - Front porch support posts on #28-#30, #32-#34, #40-#42, #44-#46, #52-#54 to be painted
  - Stair railings on #2 to be repainted
  - Mailbox posts to be painted on #2, #4, #28, #32, #38, #48, #52 (i.e. the posts which were repaired/replaced last year)

- Lighting
  - All lighting at mailboxes and the central park were checked and cleaned during the first quarter. Repairs and adjustments were made. Since K2's visit, we have experienced central park damage to the lights. Please be careful around all lights while visiting the park. Having K2 back any time between our budgeted quarterly visits affects our annual budget negatively.

- Sidewalk/Driveway Repair
  - Sidewalk-Driveway Crack /Hole Repair as needed

- Hardscape/drainage
  - Hillside drainage behind #2-#12. Interruption of water flow down the hillside and re-vegetation required to address increasing hillside erosion, prevent degradation of the rock retaining wall and excessive water in the back yards behind #2-#12. The initial phase of the project is complete (installing straw wattles, erosion blankets and lovegrass reseeding). The scheduled replacement of bushes at the base of the hillside behind #8-#12 (scheduled for this spring) should also help to mitigate some of the drainage issues. We are also working closely with the residents of #83 Village Pointe Lane relative to run-off management at the top of the hillside behind #12. Additional drainage/vegetation will be implemented as needed based on results from the initial interventions.

- Spring and Fall Irrigation Hydrants Maintenance/Repair -Spring and fall maintenance is scheduled with K-2 according to our maintenance agreement. The hydrants were turned on for the season on 3/27/24. Gaskets were also repaired on the hydrant between #4-#6.

- Annual moisture readings/crawl space inspection is scheduled with Terminix according to our maintenance agreement.

- Gutter/Downspout Maintenance
  - Spring gutter cleaning May 2nd and fall gutter cleaning December 3rd.

  - Downspout-ground drain connectors at #46 and #50 were replaced. Others to be cleaned and or replaced as needed.

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

SUMMARY OF 2024 CONTRACTED LANDSCAPE MAINTENANCE SERVICES IN THE MEADOWS
4/10/24 w/ pricing

PERFORMED BY CONTRACTOR TPS LANDSCAPING – TOTAL $35,273.31 w/tax, no mulch

Spring Cleanup (late winter) – 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.

IN SEASON PROPERTY MAINTENANCE - $22,002.24**:** Mowing/Blowing/Trimming – In season, mow all turf areas using a push mower. Mow once a week during the growing season as needed up to 32 visits. Blow grass clippings from all mulched beds, sidewalks, driveways, and roadways after each mowing. Edge/trim between the turf and driveways, sidewalks, roadways, and mulched beds in conjunction with mowing visits.

Fertilization/Weed Control – Remove visible weeds in landscape beds around townhomes, the park and other common areas at least every other week. Prefer pulling rather than spraying when close to plants. Pathways in the park can be sprayed. Spread a balanced fertilizer around the shrubs and trees in the beds prior to mulching.

Pre-Emergent Herbicide for Beds – $1,137.78*: (Added in 2024)* In the spring prior to mulching, spread a granular herbicide in the beds that are in the HOA managed zones to minimize weed seed germination.

Leaf Removal – $4,383.22: 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.

Trimming/Pruning – $6,139.56. Prune trees away from townhouse siding, gutters and roofs using pole pruners to reach*. (More elevated trees will require the attention of a tree service).* Remove cross limbs. Along driveways and roads, limb up branches so that they are clear of vehicle traffic. Pruning will be completed in three time frames as follows: February-March, May-July 4th, November-December. Maintain shrubs located in front of townhouse windows at or below the window sills. Trim shrubs and trees around HVAC units and building walls as needed to maintain at least 1.5' clearance. Trim winter jasmine behind units 44/46 in early spring to keep it approximately halfway down the wall, never to touch the ground on the lower side. Prune hydrangea varieties at the proper time. Prune roses of dead wood and crossing limbs**.**

Two Banks Behind Townhouse Lots, 2-12 and 40-44 – $1,501: Hand pull weeds on slope 2x during the growing season in mid-late June and August. *NOTE: Due to Erosion Control Work done early Spring 2024 and the delicate condition of the slope, this service will not be performed by TPS in 2024. We will redirect these funds to be used for a volunteer-led effort toward continued enrichment of this slope in order to achieve stability and a stronger stand of love grass through mulch, groundcover, fertilizer, and post emergent weed control.*

Mulch Installation – $6,101.40: 60 yards of double shredded hardwood mulch to be spread in the most visible areas of existing beds. Where mulch is excessively thick, it will be raked to refresh. Mulch should be pulled back from bases of trees and shrubs. Mulch should be kept 6" back from the Hardy-plank siding **and away from deck posts** *(new in 2024).* Existing mulch buffers will be maintained.

PERFORMED BY CONTRACTOR TRUGREEN COMMERCIAL DIVISION – TOTAL $2300

A. Lawn Services at $150 per Round:
    (1) Fertilizer, broadleaf weed control, crabgrass and pre-emergent weed control: Round 1 Early Spring and Round 2 Late Spring.

(2) Fertilizer, broadleaf weed control as needed/weather dependent. Round 3 Early Summer, Round 4 Late Summer, Round 5 Early Fall, Round 6 Fall, Round 7 Late Fall

B. Core Aeration at $400 in the Fall
C. Lawn Fungicide Application to Reduce Disease Impact 2x at $225 each
D. Lime Application 1x $150.00
E. Love Grass Slope Fertilization and Weed Control $250 – *Landscape Committee Cancelled this Service Due to Erosion Control Work Done Early Spring 2024. We will use these allotted funds for a volunteer-led effort of broadcasting fertilizer and post emergent weed control in this delicate area.*