2024 Meadows Landscape & Maintenance Project List

v 9.26.24

(Updates since previous List are in **bold**)

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. **Completed.**

- 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. **Also included in this special project budget, new plants were installed below the screened porch where Green Giant Arborvitae was removed. Completed.**

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

- **On 8/16/24 Carolina Hemlock assessed all 19 hemlocks in The Meadows (and 2 at the Village Park entrance) at no charge. They determined that none are currently infected with active wooly adelgid after last year's soil injection around the trees. A few adelgid that were spotted on one hemlock in the park were dead because of that 2023 systemic application which should last 3-4 years.**
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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. **3 Rounds Completed through June**.
- 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. **Most recent pruning completed in June.**
- 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. **18 mowings thus far through 8/15/24**.
- 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- **(Completed)**
  - 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, #44, #50, #52 **(Delayed due to weather, completed by ASAP).** Decks #40, #42 **(Completed)**,.
    - Rails of the main deck on #3, #4, #32, #34, #44, #52 and #54 **(Delayed due to weather, completed by ASAP**). #2, #40 #42, #54 **(Completed)**,

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

  - 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
      - **Sidewalk, driveway crack/joint repair-#2, #34 Completed.** #4 tbd

  - 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 **(Completed-see Landscape Projects above).** 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.

-Hillside erosion between #34-#36 addressed with run-off interruptions e.g pavers, jute landscape fabric (Completed.) Additional vegetation (tbd)

- 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.
  - **Irrigation hydrant repaired between #4-#6**

- Annual moisture readings/crawl space inspection is scheduled with Terminix according to our maintenance agreement. **(Completed -Aug. 28)**

- Gutter/Downspout Maintenance
  - Spring gutter cleaning May 2nd **(Completed)** and fall gutter cleaning December 2nd.

  - Downspout-ground drain connectors at #46 and #50 were replaced. Others to be cleaned and or replaced as needed.
    - **Downspout-ground drain cleaned at #3, #9, #11; Connectors replaced at #3, #11, #34. Downspout-ground drains checked at rear of #1 and both draining well.**
    - **Ground drain street fitting replaced-#2**

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