2026 Meadows Landscape & Maintenance Project List

V10.29.26

(new items since May, 2026 Project List update are **bolded**)

2026 MEADOWS LANDSCAPE PROJECTS 0

Landscape Special Projects

- Replaced 1 dead Jogha azalea & planted 1 white gumpo next to water spigot in back at #40
- Hillside 2-12: A program to ensure continuation of optimal lovegrass and no-mow growth on the hillside has resumed in 2026. This includes active management of native plants (e.g. cut back/treat invasive Heath Aster, treatment of poison ivy), fertilizing grasses and broad-leaf weed control. Additional no-mow and love grass has been seeded in bare areas**.** Additional dwarf fountain grass has been divided and planted at the upper border of the Meadows slope. Japanese Forest grass has been planted along the upper grass section behind #12 between relocated ferns. Hillside grasses fertilized and two weed control applications have been applied.
- Due to increased settling of the soil in the sidewalk bed at #32, five one gallon Blue Star Juniper were planted after the bed was amended and sedum was transplanted in the area.
- One Obsession nandina was planted on 4/8, replacing one that died at #30
- **On 8/7 homeowner of #4 dug up and discarded dead plants at the front right foundation corner. At her own expense, planted 3 Coral Bells and one Double Play Candy Corn Spirea, reduced bed size on corner and sowed grass seed.**
- **On 9/3 at #34, TPS pruning crew removed 1 diseased boxwood at the corner of the sidewalk and 1 dead rhododendron and cut down Iris foliage. Replacements TBD.**
- **Diseased Shore Juniper was partially removed from the sidewalk bed at #28 when TPS crew was here to prune. Volunteer removed remaining juniper and planted Blue Rug juniper on 9/19.**
- **Previous owner of 28 once had a large bed of annuals near the mailbox. At her own expense, new owner purchased and installed approved plants and relocated 3 blue star juniper in that existing bed. She also purchased and installed helleri holly where the blue star juniper plants were at the front foundation bed in front of the Nellie Stevens holly.**
- **On 9/6, owner of 42 removed diseased Black Dragon Cryptomeria, and 3 Scallywag hollies that were declining. She purchased and planted 3 Obsession Nandina where the hollies were.**

Landscape Maintenance Services by TruGreen for Lawn Areas:

- 7 Rounds of fertilizer, pre-emergent or post-emergent weed control applied around 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 per year generally late Fall.
- 2 Fungicide applications if needed to control diseases.
- Fall core aeration and overseeding of tall turf type fescue. **Completed week of 9/27.**

Landscape Maintenance Services by TPS:

- 3 Pruning Visits per year: Spring in late May, Mid to Late Summer July-August **(completed September 8)**. and Winter December-January
- 30 in season property maintenance visits including lawn mowing, weedeating/edging/blowing debris from hard surfaces.
- Remove/treat visible weeds in landscape beds at least every other week in season.
- A balanced fertilizer was applied to small trees and shrubs April 23.
- Apply granular pre-emergent weed control herbicide was broadcast in existing mulch beds April 23 to combat weed growth.
- 80 yards of double shredded hardwood mulch was spread in existing mulch beds around the community and completed on April 6.
- Leaf Removal – During Fall and Early Winter, remove leaves on a regular basis.
- After the last leaf removal of the season, clear the crawl space vent wells of debris.

If you have a landscape request, please contact Jill Tourtellot in writing at **jdtourtellot@gmail.com**

2026 MEADOWS TOWNHOME AND COMMON AREAS MAINTENANCE PROJECTS

- Scheduled 2026 Townhome exterior painting at #2-#4 and #48-#50. **Completed by Gomez Bros.; September 7, 2026.**

- Main Outside Deck/Railing Refinishing
  - Main outside decks and railings on the 2026 schedule were evaluated and refinished as needed. **Deck Work completed on 9/03/2026 by Biskit Painting. Work included #2 (deck, railings), #6 (deck, railings), #9 (deck), #11, (deck, top railing), #40 (deck, railings) and #42 (top railing).**

- Townhome Interim Painting
  - Front trim at #40-#42, #44-#46, #52-#54. Upper deck face board and support posts at #52. **Work completed by Gomez Bros. 9/7/26).**
  - **Garage and front doors painted at #28-#30, #32 and#34-Completed by Gomez Bros. the week of 10/5/26.**
  - Shutters and front porch support posts on #6-#8, #12 to be stained during 2026 maintenance season. **Evaluated and staining can be postponed until 2027.**
  - Mailbox posts repaired and stained: #1, #3, #6, **#40, #42,** #50 (**completed**). #8, #12 to be completed in 2027.
  - **Pergola roof support boards that were replaced in fall of 2025 were stained on 9/03/2026 by Biskit Painting.**

- Hardscape/drainage
  - Hillside drainage behind #2-#12. (See Landscape Special Projects List). Additional drainage interventions (straw wattles, transplanted grasses, seeding of no-mow grass) behind #12 to reduce/eliminate erosion and arborvitae needle 'washdown' completed.

- Hillside erosion behind #42. Erosion/germination blanket installed and no -mow grass seeded to reduce/eliminate increasing erosion on the hillside.
- Evaluate run-off area at bottom of stone steps between #50 and #52. Take drainage/hardscape action if deemed necessary. **Area evaluated. Will get vendor opinion on options before any work to be done.**

- Sidewalk/Driveway Repair- Sidewalk, driveway crack/joints to repaired as needed.
  - **Bottom third of #46 sidewalk-foundation re-leveled, stones re-set, and re-mortered due to settling of the concrete foundation under the sidewalk.**

- Irrigation
  - The spring 2026 Irrigation Hydrants Maintenance/Repair has been completed by K-2 (4.6.26) according to our maintenance agreement. **The fall hydrant maintenance and shutdown will be completed November. 6.**
  - Hydrant repairs as needed by K2

- Lighting - Lighting at mailboxes and park to be checked, cleaned and repaired as needed by K2 as part of quarterly maintenance program.

- Termite Inspection Program-Annual moisture readings/crawl space inspection – **most units inspected on 9/17 /26; remaining units also now inspected. Results distributed by first week of November.**

- Gutter/Downspout Maintenance
  - Spring and Fall cleaning by Asheville Gutter. Spring cleaning completed on May 14. Fall cleaning will be scheduled sometime in December.
  - One-off gutter clean outs as needed.
  - Pop-up drain at curb between #52-#54 replaced.
  - **Downspout/ground drain connectors replaced at #9 and #30; Downspout/ground drain connector cleaned at #30, #36.**
  - **Damaged ground drain pipe replaced at #1**

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