

Regency Landscape Committee

Status Report

April, May & June 2019

The purpose of this writing is to provide a status of landscaping related activities since the last LC meeting held on April 10th 2019.

Garden Subcommittee

The subcommittee met on the 17th of May and again on the 28th of May. The first meeting was attended by Vera Noll, Peg West, Mary O'Connor and me. We discussed an action plan for the subcommittee. We agreed that the first step was to survey the beds at the entrances and clubhouse and identify dead or distressed shrubs. Second meeting was attended by Vera Noll, Peg West, Nancy Carey, Mary Tilger and me. We were joined by Mark from Outside Unlimited (OU). We walked around the clubhouse and marked numerous dead shrubs for removal. OU removed the dead shrubs around the clubhouse on 6/19. OU has not yet removed the 3 dead/dying rosebushes in the Phase 2 eyebrow near 253 Hanover. Cost \$656.

Flowers were planted the week before Memorial Day. Cost \$3,420.

In the process of planting flowers at the phase 4 entrance, OU pulled out all of the flower bulbs on the 2 sides of the entrance (approx. 300 bulbs). OU acknowledged the mistake and committed to replacing the bulbs in the fall.

Tree Subcommittee

13 dead trees, 1 stump and 3 fallen trees, one at phase 4 pond and 2 on the Hillview trail were identified for removal. Elite Tree Services cut down the trees on 6/5. Stump grinding was completed on 7/3. Total cost TBD – invoice due, estimated \$2,500.

There is approximately \$6,000 remaining in the tree budget. We anticipate spending the remaining budget to replace entrance trees and shrubs around the Sloan Club House.

Facilities Committee (FC)

At the request of the FC, liriope were removed from the bed in front of the phase 4 guard house. Cost \$283.

Ed Idzik and Joe Malone removed two dead arborvitae from the bed next to the pool pump at the RH clubhouse. The problem was attributed to a downspout discharging water into the bed. Facilities placed an extension on the downspout. The dead shrubs were replaced with 2 viburnum planted by Mary T and Ed I. Cost \$80. (Thank you Ed, Joe and Mary)

Vines were discovered growing up the retaining wall behind 611 RHD during the facilities inspection. OU has removed the vines. Cost \$175.

There were also a few other areas cited for weed removal and shrub trimming. OU address issues as a part of normal maintenance.

Lawns

Lawns have been mowed on the regular Wednesday schedule except for one week when the mowing occurred on Thursday due to wet conditions. Through the 10th of July, the lawns have been mowed 12 times. Due to the hot and dry weather we were able to skip mowing on the 3rd of July. Lawn mowing is budgeted to occur 13 more times. To stay on or near budget, we will skip cutting on those weeks when the weather conditions permit us to do so.

Fertilizer, weed and grub control were applied to all lawns excluding opt-outs and common areas on the 6th and 7th of June.

I walked phases 2 and 3 in May to survey the conditions of the lawns. The lawns looked to be in good condition. I also spoke to Mark regarding the overall condition of the lawns in all phases. Mark stated that he did not observe any lawns requiring special remediation.

Complaints

All complaints for landscaping related issues go to Mary Kay Lovrinov at the management office. Mary Kay has been providing OU with a list of complaints on a weekly basis. Most have been minor with a few exceptions. Reoccurring problems are lawn damage during wet conditions, damage cause by 3rd wheel on mowers and some excess grass clippings. We did have the incident of the damaged gas pipe requiring evacuation of 2 homes, a damaged lamp post and a damaged tree, all struck by mowers. Also, OU was slow to complete the mulching in the back of some homes on Hillview and along the Hillview trail.

Vouchers

The voucher process implemented this year is working fine. Vouchers, listing the services performed have been provided at the end of each month. Each voucher has been reviewed for accuracy and services listed matched with corresponding invoices. No issues.

Treasury Report

Through June, approximately \$147,000 has been incurred on landscaping. Of this total, \$131,785 relates to contracted landscaping services, \$3,420 on flowers for the entrances and clubhouses, \$1,114 on OU services requested by the LC, \$3,300 (estimated) for tree removal services including an \$800 payment related to the prior year, \$80 for new plantings and \$7,349 for the board approved soil project.

Upcoming Services

Pruning of the front beds began on the 3rd of July. As of this writing some areas have not been completed. We expect pruning to be completed during the week of the 14th of July.

Next Meeting

A meeting will be scheduled for late July or early August.

Submitted by,

Len Nespoli
July 13, 2019