

RAP Landscape Committee Meeting – 10/21/24 @ 3pm

Attendees:

Doug Loutzenhiser – Board representative

Len Nespoli – Phase 4

Nancy Carey – Phase 1

Ed Idzik – Phase 4

Peg West – Phase 3

Vera Noll – Phase 3

Ralph Hopper – Phase 2

Mary O'Connor – Phase 3

Len Lobel – Phase 4 – Secretary/Co-Chair

Mary Tilger – Phase 4 – Chairman

Not Present – Joe Contegiacomo – Phase 2

Report:

2023 Budget was primarily used for the trail upgrade and tree removal of dead trees.

2024 – The Clubhouse at Sloan landscaping was upgraded in the front and on the side and dead trees were removed in all 4 Phases.

Organization - Len Lobel agreed to be the Co-Chair. There is a need for at least two members from each phase –especially need Phase one representatives. These members will be “walkers” who report on the conditions in their Phase year round and report to Mary/Len on their findings (i.e. conditions of trees, lawn scalping, weeds and things done right by Pristine, etc.). There will be two comprehensive walks each month identifying items that need attention (Punch List). The Punch List will be turned into Mary T who will consolidate them and distribute them to Jeff and Pristine for action. Len L will create a worksheet to follow up on action taken.

2025 – Projects include corner landscaping in Phase 2, replacement of dead items, plant a few trees in open areas, rejuvenate landscaping ideas, address drainage issue by the windows to the Sloan Clubhouse pool, continue to limb up trees in open areas to allow more light and moisture. There is also a major problem behind some homes in Phase 4 on Hillview Road. The soil has been tested and it is highly acidic and cannot accommodate any type of growth. The PennState Extension Program is working on recommendations for a solution. It has also been diagnosed that the fertilization applied over time has been just sitting there and creating another problem of unabsorbed nutrients. Testing of all Phases will determine the correct type of fertilization / lime treatments going forward.

Additional Comments:

Excessive twigs laying on lawns is a problem that needs to be addressed by Pristine.

The drainage pipe under the sidewalk behind the indoor pool near the windows is not draining properly and may need replacement – a Facilities and or Reserve issue.

We are looking into expanding tree rules and ARC provisions about the planting of bamboo and willows within RAP.

Submitted by Len Lobel

Secretary