

## Landscape Walk Summary, August 13<sup>th</sup>, 2021

Participants: Ryan Lebo, Brandon Baxter  
Onsite Staff: Manager is Javier, Foreman is Antonio

Brandon got on his team about not reporting issues so he can coordinate corrective action. He apologized that the issues got as far as they did without being resolved. He indicated that his crew never mentioned they were behind on pruning to Brandon. Brandon has a crew onsite today 8/13 to catch up on the pruning. He indicated all pruning for the entire neighborhood should be completed today 8/13/21.

1200 GC - needs added to mailbox replacement. Broken door.

1229 GC - small tree in rear near dog bag station is dying and needs marked for removal with orange tape for quoting on Tuesday.

1328-1340 GC - The crew should be spraying back the vegetation in back and cutting back along the retaining wall on the side today 8/13/21 (this was request back in March walkthrough and never completed).

1340 GC - the step stones the owner placed in the middle of the community grass are a mowing hazard. If they are hit by the mower, the owner could be liable to pay the landscapers for mower damage (approx. \$300 for broken spindle).

1346 GD - drainage issue reported by homeowner is due to an overflowing gutter, and the downspouts are not tied to any underground drain. The overflow has washed away about 14 inches of dirt away from the foundation of the home. I mentioned to the owner they are responsible for gutter repairs. The drain pipe in between the homes by the shed is completely buried and not draining either. The unit should have underground drain lines to prevent further erosion from the foundation and driveway, which will need quoted during the next drainage project. Without corrective action, the erosion will continue to perpetuate the issue of washout at the foundation of the unit.

1359 GD - the holes in the front flower bed appear to be caused from a collapse drain pipe that runs from the side of the unit along the front flower bed towards the driveway. Brandon said he can easily replace that short section of pipe when he proceeds with that owners flower bed landscape project that we have not responded with approval yet but discussed at the meeting about removing 2 vs. 3 of the crepes.

1425 GC - add removal of crepe myrtle between driveways adjacent to water lines. Water leak occurring today at that location. Tree marked with orange tape today for adding to the quotes on Tuesday.

1429 GC - needs added to mailbox replacement. Broken door.

1456-1460 GC - prune 4 large crepes in rear touching homes and hanging over the roof's. Marked with green tape to indicate pruning. Needs added to quote list for Tuesday.

1468 GC - the multiple (about a dozen or so) holes in the sod in rear of the unit appear to be summer dead spot according to Brandon. He indicated that it should be easy to correct by applying sand in those areas and the Bermuda will grow back on its own.

1488-1496 GC - Sprayback of Kudzu will be added to the schedule as it's overtaking the flowerbed on the hillside and beginning to encroach into the manicured landscape from the forest onto of the hillside.

Several trees (about 5) in the park around the Gazebo have been marked with green tape for quoting on Tuesday to prune back from overhanging the gazebo roof.

Spray back of the English Ivy at the front entrance on both sides needs to be sprayed back to the tree line. May not get done today, but will be added to the schedule.

Detention Ponds are growing quickly with all this rain. Brandon will add to the schedule for cut-back.

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Fall aeration and overseen for the park is scheduled for mid-September.

The Board can schedule sod installation anytime after September 1st when we're ready after the trees. Be aware that sod prices have increased by 25% due to COVID. A pallet of Zeon Zoysia has gone up from \$390/pallet to \$485/pallet plus equipment/crew mobilization, area prep, and installation labor fees. Brandon recommended we order by full tractor trailer loads (16-20 pallets) to minimize on delivery fees for smaller patches/batch deliveries.

Brandon recommended we go ahead and schedule the popup drains now so they are completed before we schedule sod. If we don't think we'll complete the sidewalks this year, I say we go ahead with the popup drains to get them out of the way. I don't think that would be an issue concurrent with the trees.

Brandon indicated the sooner we apply pine straw the better we'll see the weeds get under control in flower beds, but depending on timing with the trees we may end up in leaf season and need to wait til the holidays to apply.

Brandon will also provide quote for retaining walls for comparison to Grey Contracting at:

1272-1276 GC along driveway

1292 GC on rear hillside

1342-1346 GD along driveway

1372 GC on rear hillside

Brandon also provided an alternate company for tree quotes if we need to add another to our list of options: Chris Lane at Arbor Force Tree Services can be reached at 404-906-4338. The owner's name is Cesar.