

Villas Landscape Committee Newsletter Spring 2022

Greetings fellow co-owners!!

Spring has sprung, please see the below updates from the Villas Landscape Committee.

- Our new landscape contractor, Greenlawn, is established and has been working to get the property back to the high standards that we envision. We are already seeing a major improvement to the color and condition of the turf community wide.
- The 2022 winter tree trimming project has been completed.
- The 2022 spring cleanup has been completed.
- Grass seed has been planted in areas that were affected by winter snow plowing.
- In the late fall of 2021 Greenlawn applied an anti-desiccant treatment to all the boxwoods in the community. The treatment was effective as this time last year we had a large number of boxwoods that had to be replaced due to winter burn while this year we are looking at less than 10 boxwoods bushes that need to be replaced.
- The property has been mowed twice, as a reminder mowing will normally occur on Fridays contingent on the weather.
- Mulching for 2022 will occur in June. This year the fronts and sides of the units from the porch and planting beds adjacent to the porches will be mulched. The areas beyond the porch planting beds that extend to the rear and behind the units will not be mulched this year
- The juniper removal project will continue this season, focusing on Broadmoor Circle South, targeting 10-15 units. The prioritization is by the worst looking junipers which will be removed before healthy plants. This project has been ongoing the previous 4 years and we are making great progress.

- The first trimming of hedges and bushes is scheduled for mid to late June. Once we have an established date an e-mail will go out from Kramer Triad indicating that co-owners can label bushes with plastic tape provided at the clubhouse, for bushes that the co-owner does not want trimmed. The directive to Greenlawn is to trim all bushes away from the units and that address signs are to be as clear as possible.
- Please remember that the landscape contractor does not survey the site for trash or other materials that have been blown out of receptacles. Please pick up items that you see blowing around in any common areas.
- Grass seed is provided in the orange bucket at the east covered exit of the clubhouse. Please utilize the seed to fill in any areas near your unit that could use some new seed.
- We have three trees that are on order with a projected installation in June. These are trees that were lost due to weather conditions last season.
- We have 5 Arborvitaes that died over the winter and are in the process of being replaced. All of these plants were on Broadmoor Circle S. Projected completion is mid June.
- The spring flowers for the entrance beds have been ordered and Greenlawn indicates that the flowers will be installed the week before Memorial Day weekend.
- There are many areas here in the Villas that would benefit from the addition of drainage. Past addition of drainage has been shown to have limited effect with a high price tag. As such the Villas Board has determined that drainage will not be added to the complex. In some limited cases, re-grading of areas has helped somewhat. Please remember that the goal of drainage and grading is to draw water away from the units, not to guarantee dry turf shortly after spring thaws or heavy rains.
- If you have any landscaping concerns, please complete a work order.

Thank-you and have a great day!