

Landscaping Walk Through

November 28, 2016

Sherry Broussard, Dusty Carter, Patrick Everett, Randall Jones, Alex Kinney and Brian Massey present from the Board. Amanda Blomefield representing the management company, and Matt Diminico representing Creech's Landscaping.

The walk through began at building 3300 Mulberry Lane. Questions and concerns:

1. Pine straw being blown into the shrubbery beds by the landscapers.
Matt stated that the landscapers are not blowing the pine straw in the beds. Any pine straw present is falling from the trees and being blown by the wind. The mowers that they use do not blow substances out, but mulch them up.
2. The appearance of the storm water drains are not what the Board expected. It was brought to Matt's attention that per the contract, mulch should be covering the storm water drains. Matt mentioned to the Board digging out a small ditch, just enough so the pipe is barely on the surface, and then covering it with mulch. Over time, you will start to see the pipe again, but when more mulch is added, the pipes will disappear. Ideally, over time they will settle and people will forget the pipes are there. The Board agreed to leave the current pipes in place and see what reactions were given by homeowners and revisit other options in the Spring if necessary.
3. At building there is a unit where pavers, nets, plants and empty pots need to be removed. The area of this building needs to be mulched around to the hedge to be consistent with other buildings. The unit will be sent a letter to have items removed. If they are not removed within one week, the property inspector will tag the items. After 24 hours of tagging the items, they will be removed if they remain on the property.
4. Discussion on what to do with monkey grass, which is present at some buildings and not so much at others. The Board will make a decisions at a later date whether to leave it, remove it or remove and replace with other plantings.
5. Randall would like Amanda to follow up with the landscapers and request that they begin to direct pine straw into the natural areas.
6. There is an exposed sewer pipe on the Thackery side that Creech's will get a cover for.
7. According to Matt, the bushes that are already dead will be replaced and he will check the warranty on other bushes that look like they may fail.

Overall, the Board was satisfied with the landscaping improvements.

Before final payment is issued Amanda will verify the following has been done:

1. Piping for storm water drains at Thackery buildings.
2. Covering all storm water drains with mulch.
3. Mulching area at building around to the hedge.

Items that were noted that are not landscaping related:

1. Remind the property inspector to be looking for items drilled into the sides of porches and balconies so we can request removal to avoid further wood rot issues.
2. Unit at building has shelf damages. This unit needs to be assessed and have a metal shelf installed.
3. Amanda will follow up with Breezewood Townes to find out what they are planning to do with the pile of debris at their entrance area.
4. Unit at building needs to be written up and remove pumpkins, umbrella and basket in the common area.
5. Building has a left side entry light out.
6. Property inspector should specifically check the back of Thackery buildings. Randall noticed wooden panels possibly nailed into the back of one of the buildings.
7. Building there is a hand truck that has been present quite some time that should be tagged for removal.