

## **GROUNDS COMMITTEE REPORT**

**January 7, 2024**

### **Meeting Dates and Membership:**

The Grounds Committee currently consists of Steve Ragusea, Chair, Cara Dusick, and Miranda McGinnis. The Grounds Committee met on October 9, November 15, and December 13, 2023. Our next meeting will be on March 13<sup>th</sup>. We normally meet the second Wednesday of each month but the committee decided to take a winter vacation given a relative lack of activity.

### **Contractor Report:**

Since our last report, all our contracts have been signed with our usual contractors, who continue to offer the best price for good service we can count on. In general terms Creative will handle lawn fertilization, weed control, and spring cleanup, Bartletts will manage the care and pruning of our trees. During a walk with Bartletts in the autumn, we noted several trees that seemed to be having some problems. Samples were taken and sent to a lab. There are some diseases we can treat, and some we can't. Bartletts will do their best to keep our forest green and growing. Mighty Mow will continue to mow the lawn and do autumn clean up. Unfortunately, Marcus tore his ACL in October which required surgery and inactivity but he's expected to be back in good shape come spring.

### **Homeowner Compliance Problems:**

There have been no problems with specific homeowners since our last report.

### **Grounds Applications Approved or Disapproved:**

There have been no applications since our last report.

### **Some Grounds Expense Issues:**

1. The Grounds Committee went \$1,141.82 over budget during 2023 because of several major unexpected expenses. Specifically, \$3,360 was spent on root pruning and \$2,016 was spent on removing the falling tree in the woods behind and between 124 and 126.
2. The euonymus covered banks between units 152 and 154 were discussed with the board at your last meeting. The Grounds Committee and members of the board thought it wise to take no action on that space until the new owners move into 154.
3. We continue to have erosion problems below the drainpipes behind several homes on Lan Avon Drive. It is the Grounds Committee's plan to handle the problem with fairly large river stones beneath and above the pipes as this has worked in other locations here and represents the lowest cost solution. This will be paid for with the remaining money budgeted from the Capital Expense account.
4. I plan to discuss our mulch problem during the next board meeting. In short, I will present the case for and against pine bark nuggets vs. our usual ground mulch.
5. Our current budget has no fat but the board should be prepared for unexpected expenses beyond our control.

### **Website:**

I have briefly spoken with Alex Fleck about making changes to the Grounds Committee information on the Lan Avon website. It is our plan to have a more substantial meeting in the next few weeks.