

Landscape report for HOA Meeting on 11/17/22 (Updated 11/18/22)	
No report issued for 1/26/2022 meeting since nothing has changed from the 11/9/2021 meeting	
Keeping history for new members to show them what has been done on various items to date. See landscape report dated 6/28/22	
Contracts in place for 2022 & 2023 for Reference only for new members	
Landscaping contract for 3 years 2021-2023	
Board voted to retain Brightview based on cost per year and performance.	
Costs will stay constant for all three years at \$22,576 per year.	
Brightview started 4/4 /22 with their clean -up	
New contract manager for our area assigned by Brightview is Stephen Morris	
For 2023 Front entrance beautification was recommended by Brightview. Cost 882. Details on quote.	
Bi weekly reports not being send to us. Several notifications sent to resolve this problem	
Enviromental Aquatic Management (EAM)	
Services: Pond treatment for weeds, algae and compressor maintenance	
Future retainage is recommended based on performance	
Contract cost for 2022 is \$6300 and \$6400 for 2023	
Cost covers all six ponds including the retainage pond behind Farmington Lane properties for weeds and algea	
One time annual cost to treat for cattails and bullrush is \$ 800 and is not included in the above numbers. Completed in Fall 2022 .	
Fish restocking in retention pond behind Farmington Lane completed on 4/6/2022. 500 Blue gills 2-4" in length. No charge to the HOA	
Inv. 16474 dated 1/17/23 for \$3200 first of two payments for annual contract approved and forwarded to Emily.	
McGinty Bros.- Tree maintenance	
Future retainage is recommended based on performance	
Contract cost for 2022 is \$ 3467.75 (\$3650 less pre-payment discount of \$182.25)	
Listing of completed work to date has been received 8/29/22.	
Tree listing to be updated in Spring 2023	
2023 cost: 4748.00, Pre-pay 4510.60 (pre-payment discount is 237.40) Includes 695.40 for 4 ashbor control-req. in 2023 then again in 2025. Done every other year. Pricing increase is approx. 10%	
Playground - Back ground for Reference	
Park playground equipment installation for toddlers started 11/22/2020 and was completed in December 2020.	
Work order was issued for "Surface underneath the swing," was cleaned up, regraded, sod installed and pinned and 3 wear pads installed	
Rubino Landscape did the work for \$575 .	
Watering was done by volunteers, mostly Elvis Hemic. Water was supplied by Angel Brewster	
Seats replaced- Cost for 3 swing seats \$40 / ea, one toddler seat \$90, Total \$200	
Three wear matt under three swings \$ 115/ea (32"x 54"x2.5" thick)plus freight \$195. Total with tax \$564.15 .	
Total expenditure was \$1339 for the above and completed in 2021	
Additional climbing equipment being looked at by Elvis. Availability and cost is a major problem in 2022.	
Estimate is 9,000 plus 3000 to install	
Pond shoreline	
Additional stones were added to cover bare spots in 2021	
Rubino Landscape was chosen based on best price	
Installation of stones was completed 6/9/21 for a cost of \$365	
Some spots will need more rocks again due to kids throwing the rocks into the pond. Est. cost 300. Planned for 2023	

Grass and dirt area along park roadway, 100 FT. x 3FT. wide (Board selected - Option 1)	
Repair from people driving and parking on it. Area has very little grass plus tire indentations from winter time when area was muddy	
Option 1 Do nothing	
Option 2 Regrade existing dirt and gravel, add seed blanket. Cost \$685 quoted in 2021	
Option 3 Regrade, add grade #8 gravel, level and compact. Cost \$889 quoted in 2021	
Option 4 Slight excavation, grading, fabric and 2" compacted lime stone. Cost \$1690	
Board decision: Possible Option 1- will try to work with Tom Benck when the new street is installed in the gated area to see if he will repair this area	
Open as of right now 11/7/2022	
Maintenance items:	
Landscaping:	
Several homeowners are not taking care of their properties. Issues with grass cutting, blowing grass into the street and leaving it there, excessive weeds at driveway exit to street, partially dead trees. Recommend that notices be send to correct these problems or face fines. Ongoing	
Tennis court -Repair	
Last repair done 9/15/20 at a cost of \$ 2600. Contractor was MCH Sports Surfaces Inc.	
No repair needed in 2021 per Mike M.	
MCH notified 9/2 /22 to check out the court to quote repairs either this year or next	
Quote from C.R. Peterson Inc. for 30,000 was way to high	
This is a open items that needs attention in 2023	
Tennis Court Painting	
Concrete wall at south end of court needs several cracks to be repaired, powerwashing and and repainting	
Cost for the above by Pro- Edge is \$950. Board to evaluate if needed in 2023.	
For reference -cost to repaint the fence around the court was quoted by Pro-Edge for \$1400.	
Board to evaluate if needed in 2023.	
Well	
Well was closed up wk. 11/14/22. Startup in 2023 is planned for April.	
Sprinkler system quote	
Elvis asked " Water Works" for a sprinkler system quote for the front entrance. Cost quoted was 6,500 on 4/28/22	
Sprinkler system is not in consideration at this time	
Quotes for repaving parking lot	
Requested at last meeting on 1/26/22.	
Performance paving: Despite numerous calls and e-mails the company has not submitted a quote. Do not consider for any future work	
Superior paving: 3" compacted thickness 9450, 2" compacted thickness 6300, adding culvert piping for better drainage is 3100	
Pavement Solutions: 2.5" compacted thickness 7536	
Open item for the board to consider in 2023. Consider a culvert pipe in the swail for better drainage	

Berm along Sweetwater & Farmington	
Utility installation completed in 2021. Landscaping is 100% complete. Final grading and seeding done by developer.	
Will be reseeded in Spring 2022. Phil Brown- Fox Development notified 5/17. Was passed on to their landscaper per Phil on 5/17.	
As of 9/11/22 looks fairly good. To be rechecked in spring 2023	
Trees cut down	
We cut down 5 trees this year. Three on the front berm, two on the Sweetwater berm. Cost per tree and grinding out the stump was 200. To remove grindings ,level out area, install dirt, seed and straw blanket is 180-200. For budget purposes use 400 per tree. Total expenditure 2000	
Replanting plan for cut down trees.	
In 2021- Planted one blazing Mable on the west berm along Johnsburg Road plus two Norweigan Spruce trees by the tennis court. Cost was 2000 which includes one year warranty and maintenance.	
Several trees damaged during mowing by Brightview. Will be resolved with Brightview - on site meeting was on 6/3 to review issues. Brightview voluteered to increase the mulch ring around these trees. Work has been completed.	
Three trees were planted in 2022. Two spruce trees by tennis court, one blazing mable on berm along Johnsburg road. Cost 2025	
Three trees are being planned for 2023	
Retainage pond - Behind properties - Lots 55,56,57,58,59 in Ph. 2.	
No treatment was done in 2020. Patrick Short cleaned out the overflow piping. Home owners have paid for the shore line vegetation removal on the east side of the pond and partially on the west side. Full report as to treatment costs were submitted to the board and added into the budget. Invasive plant growth right at the shoreline can be controlled by an annual treatment in August costing \$800. Information transferred to Gary Foley on 5/17/21 to recheck all information so maintenance recommendations can be made to the board. Gary agreed that the pond is our responsibility at 6/16 meeting. First treatment was done on 6/17 and resulted in " fish kill. EAM will clean this up and restock in the spring of 2022. Board agreed to spend the \$900 to treat this pond for the remainder of the 2021 season. In the future, this pond will be treated as all the other current ponds. Update: Treatment for invasive growth rescheduled for Fall 2022 has been completed. Fish restocking was completed 4/6/22	
EAM is being asked if treatment is necessary each year or at what intervals.	
Intersection Farmington and Windemere.	
Drainage under street. East side, stone work needs to be redone and pipe cleaned in 2023. Awaiting quote from Rubino Landscape	
Roads -Village responded to Lou's inquiry in 2021 concerning street rating which defines the condition of the street and potential repair but no work has been performed except for minor patch work. Many edges of the street are breaking up. Update: Re-addressing this issue in the Spring 2022, Vinny at Village notified. Received documentation to fill out 5/23. In 2021 the streets were rated a #4 out of 10 meaning they are still fine and are NOT slated for repaving. Per Vinny at village, roads are scheduled for repaving 2023-2024. Information received 10/5/22	
End	
Written by Jack Weigert 11/18/22	