

Barbara Morsch  
**MEMORANDUM**

TO: Mike Zelle, Gail Larose, Robert Harcourt, Donna Burbridge  
cc Clay McMillian, Steve Brockenshire  
FROM: Barbara Morsch  
DATE: August 8, 2016  
RE: Landscape inspection of common areas of Wisteria Park

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Mike Zelle and I were joined by Clay McMillian of Truscapes to inspect Wisteria Park's common landscape areas, assess the current situation and make suggestions for options to present to the Board for its consideration. The following were considered:

Landscape Maintenance Schedule – Clay reviewed and stated that we were pretty much on track with the existing schedule. He noted the following:

- The trimming was in process and has been pretty much ongoing throughout the summer.
- The oleander is due to be trimmed in 2 weeks.
- The ficus was trimmed, but we would like more aggressive trimming.
- The crew will have more time in Oct so we should develop a list of details we would like addressed and the crew can address them then.
- He will schedule mulch installation for Nov, an extra expense the board must approve.
- He will tentatively schedule trimming of palms over 15' for Nov, but he suggests we wait as they might not need it this year and it is an extra expense for us.

The turf has been damaged at the edge of the pond that borders on the turn around at 85<sup>th</sup> Ct NW. **Action:** Clay will look into the cause and possible remedies.

21<sup>st</sup> Street entrance - The annuals at the are torn up and looking poorly. Clay discovered a grub and insect problem. **Action:** Truscapes will treat and see if there are remaining annuals that could be put in while the soil is being treated.

Gazebo - The paver edging has eroded. Mike mentioned that we will probably need to dig under the pavers to install motion sensors, but asked Clay about a long-term solution to halt the erosion. **Action:** Clay will have their new landscape manager check the situation out and suggest erosion prevention, possibly replacing some of the bed with sod.

Water pressure for irrigation – Clay says it has been a problem during the summer months for the last 5 years or so, especially during peak watering times. Part of the problem may be due to the successive narrowing of the waste water lines as they come into the subdivision. Narrower lines reduce pressure. There was discussion about whether capping or shutting off the tall sprinklers behind the mature shrubs next to the houses would help increase the water pressure. This could also reduce damage to outside mechanicals due to waste water spray. **Action:** Clay will have his irrigation people look at the situation to give us advice on the best course of action and a quote for shutting them all off if it seems warranted.

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1722 86<sup>th</sup> Street NW – back lawn was brown, it has recovered with the rain and will not need replacement. The irrigation timer box is still broken, however. **Action: Steve should speak to the owners about having it replaced.**

1706 86<sup>th</sup> Street NW – checked on dead hibiscus on side of house. Clay says they are very old, replacement is homeowner responsibility, trimming did not kill them.

1907 85<sup>th</sup> Ct NW – side yard grass loss caused by normal wear and tear; replacement is homeowner responsibility. Clay believes that ½ pallet of sod would cover side yard. It is recommended that the sod be put in after September to provide the best chance of survival.

**Action: Clay will prepare a quote for replacement and Steve can present to homeowner.**

Also lack of grass along edges of pavers is due to the concrete edging that holds the pavers in place. There is not enough top soil for the roots of the grass to sustain during summer. Grass may return when cooler weather returns.