

JUNE WISTERIA PARK LANDSCAPE INSPECTION REPORT FOR MAINTENANCE INCLUDED HOMES

June 16th & 17th the 72 homes in the Wisteria Park landscape maintenance included section were inspected. The previous week, homeowners submitted their concerns for West Bay to address. During the walk around, the tall (over 15') queen and sable palms were counted for pruning.

Homeowner's concerns

This month homeowners asked West Bay to address their concerns with poor edging around landscape beds, bare areas where mower's turn, trimming of hedges, irrigation and health of palm trees. We will followup with West Bay to ensure homeowners' concerns are addressed.

Health of Lawns

During the walk around the lawns looked really good with no significant brown or bare spots and not many weeds. However, a week of hot weather and no rain and now we are again seeing brown spots. It is advised that during very hot and dry spells you may want to add a watering cycle. However, please don't water between 7pm to 8am. Our reclaimed water has a limited watering capacity and the evening/early morning hours are at full capacity. If you do additional watering during those hours, we will have a drop in water pressure for the development.

Edging and weeding of landscape beds

It was observed some of the landscape beds are not being maintained well and West Bay needs to pay more attention to this task. If you feel your beds are not maintained well, please let Nicole (nicole@sunstatemanagement.com) know when we notify you before an inspection and we will check it out.

Pruning shrubs

West Bay recently completed pruning of shrubs which included a hard cutback of hibiscus shrubs which were overgrown. The hard cutback will encourage more growth throughout the body of the shrub. During the rainy season, the hibiscus will sprout and in the fall we should have a beautiful bushy blooming shrub.

Tall (over 15') Palm Trees (sable, queen)

In May, it appeared the tall palms were not yet ready for pruning. Previously tall palms were hard pruned annually in November. However, there was a concern that this would weaken the trees. It was decided this year we would prune in June/July when the seed pods appeared. We will only be removing the dead/dying fronds, drooping fronds, seed pods and any fronds that are touching the house or lanai cage. We are currently interviewing potential tree services. Several palm trees didn't look healthy and an arborist will be examining those trees. We don't want to prune diseased trees.

Lower Palm Trees

It was noted that some of the palms under 15' need to have dead/lower branches removed and seed pods removed. West Bay will be asked to do this during the monthly pruning cycle.

Hardwoods

The hardwood trees have been growing and some limbs are hanging relatively low. West Bay needs to raise the canopy of these trees to 6 – 8' per our contract. This will be arranged.

Irrigation

West Bay does a monthly irrigation check and problems discovered are repaired at that time. With the sudden dry spell recently, brown areas are again showing up. West Bay tries to note brown spots on their weekly mowing but sometimes miss areas. If you observe a problem, please notify Nicole.