

# Parkfairfax Condominium Landscape Committee Report October, 2020

## Community Forum

Each Landscape Committee meeting opens with a Community and Residents Forum. This month the following was discussed:

- Overall, many members have noticed that while there has been plenty of work done on the property, there are still many bushes and trees that have been removed that have not been replanted.
- Concern was also expressed about the Spruce on Spruce Island and its removal (2<sup>nd</sup> time removed since the Island was redone).
- Discussion on tree replacements and when removals and replacements would continue.

## Drought Plan

Ms. Davis reported that the Plan was inadvertently left out of the September Board Packet and will be taken up in October. This plan, adopted by the Landscape and Transportation and Land Use Committee was updated for the September Packet to including pricing on the initiatives.

## VDOT- Landscaping Initiative

Following last month's discussion and review of VDOT's landscaping initiatives Ms. Davis, Mr. Gronenberg (Transportation and Land Use Committee Chair), Management and Mr. Munt (CLS – Parkfairfax's Landscape Contractor) walked the site in front of and behind the newly installed wall with representatives from VDOT and their various contractors. When putting the plan together, VDOT's landscape contractor had not walked the site and had assumed there was no existing landscaping. The contractor was going to keep the same number of plants and types and will change the placement to accommodate what is already on the site. At the time of this report, landscaping has already been installed.

The care these new plantings following installation will be taken care of by VDOT. The plantings will receive extra attention in the first year. CLS plans to come back and propose additional plantings to add to the landscaping.

## Green Infrastructure Initiatives - Water Remediation and Retention

To have a constructive discussion on these kinds of issues in Parkfairfax – the Committee started with a couple of definitions (as defined by the U.S. Environmental Protection Agency):

- What is Green Infrastructure (GI)?  
Green infrastructure is a cost-effective, resilient approach to managing wet weather

impacts that provides many community benefits. While single-purpose gray stormwater infrastructure—conventional piped drainage and water treatment systems—is designed to move urban stormwater away from the built environment, green infrastructure reduces and treats stormwater at its source while delivering environmental, social, and economic benefits.

- What is Stormwater?

When rain falls on our roofs, streets, and parking lots in cities and their suburbs, the water cannot soak into the ground as it should. Stormwater drains through gutters, storm sewers, and other engineered collection systems and is discharged into nearby water bodies. Higher flows resulting from heavy rains also can cause erosion and flooding in urban streams, damaging habitat, property, and infrastructure.

The Committee had a discussion on what sorts of recommendations and help we could provide to the community to help with this process. In order to gain momentum and buy in from the Community – this must be a collaborative effort (Board, Committees and Residents) and must include: educating ourselves on the issue, identify areas of concern throughout the property and possibly contracting to project plan with a consultant-engineering & landscaper (1 year, 5 year, 10 year) process. Based on this outline – the Committee put together a suggested list for the information gathering/education portion of the process, which includes:

- GI Tour of Parkfairfax with management and residents (suggested time frame: next 6 weeks)
  - Questions:
    - What kind of initiatives are already in place?
    - What is the degree of success?
    - What about the mosquito problem?
    - How does it affect the process?
- Implementation of the last Master Plan (not adopted by the Board in full)
  - Questions:
    - how much of the plan was implemented?
    - What are the success of those plans that were implemented?
    - What have we learned for the next round?
- GI Survey of Residents and Staff
  - Questions/Process:
    - What issues have appeared in Buildium?
    - Query the staff – what are issue areas
  - Suggestion: following survey, Landscape Committee along with volunteers from other Committees to visit problem spots and convene a meeting of

volunteers to review and provide a list to the Board

- Speakers from Plant NOVA Natives and VA Cooperative Extension Service
  - These organizations have had multiple presentations geared specifically for the needs of HOAs. We feel confident that getting a few of these speakers to discuss our issues with us will help continue to educate the community.

We look forward to continuing these discussions with the Board and working with them to find good solutions to our green infrastructure challenges.

### Next Landscape Committee Meeting

Our next Meeting will take place via Zoom on November 10 at 7 PM. We have moved the meeting by one week to accommodate Election Day.