

Parkfairfax Condominium Landscape Committee Report September, 2019

Change of Meeting Date

We have surveyed the Landscape Committee and have decided to move our meeting date from the fourth Thursday of the month to the first Tuesday of the month. This change will allow us to be more responsive to Board requests.

Fall Plans

We are working with management to have CLS (our landscape contractor) come in for a discussion on the Fall plans for landscaping in Parkfairfax. We are also working to identify a date for "Fall Cleanup" similar to the "Spring Cleanup" we did as part of Gardens in the Park Week. We are also looking to schedule a Fall Tree Walk.

Comments on the Capital Improvement Plan

In response to Mr. Buchanan's request for the Landscape Committee to comment on the suggestions for Capital Improvements we chose to comment on only items that affect the landscaping of the property (individuals may comment under separate cover on other issues):

Items we would like to be considered:

- **Lighting Enhancements:** a lighting study of the property is needed, while we have added lighting in reactive situations, a definitive study would help the direction of future efforts. The outdoor lighting should blend in with the landscape, be cohesive with the look and feel of Parkfairfax and need to be placed for security and safety. Right now there are many different industrial solutions that are used that are not cohesive, too bright for the area, angle into people's windows, don't compensate for light pollution and not in all the best places to ensure safety and security (as well as curb appeal).
- **Water Spigots on the front of buildings:** this was a resounding yes from all members of the Committee. As it is difficult to store 100 foot hoses for most homeowners and the chance of other people's bed being trampled trying to get hoses from the back of buildings to the front, we feel that this is a much need addition to the property. In addition, the ability for residents to easily water grass, beds and trees would increase the attractiveness of the landscape.
- **Increase of Landscaping Services:** we strongly agree that there are plenty of items that could be enhanced in this area:

- Invasive removal: Past Boards had chosen to stop working on invasive plant control and/or removal in our woods and all over the property. Porcelain berry is a real threat to both our woods and landscaped areas and has moved in during the past few years. Without treatment, we will shortly see our woods and the property overtaken by vines and dead trees. This in turn, will decrease the diversity of plants and animals who either migrate through Parkfairfax (birds, bees, etc.) or make Parkfairfax home (fox, deer, etc.) We know there are many new program scenarios for removal and continued treatment of invasives that have not been explored.
- Focal points: many of the focal points have been given attention in the past couple of years but there are more to go (the island at the bottom of MC & Valley comes to mind).
- Mulch: right now we are on a three year schedule. An additional year (making it an every other year schedule) would increase the attractiveness of the community.
- Trees: with the increase in pests (emerald ash borer and ambrosia beetle comes to mind) and the change in climate, now is the time to be proactive instead of reactive to the needs of our tree canopy. We should be looking to plant a diverse population of trees where they could easily be cared for by both volunteers (Tree adoption program) and the staff.
- Solar Tiles for Roofing: with our roofing tiles reaching the end of their lifespan this is an interesting consideration, but should definitely blend with the historic buildings of the community.
- Composting of kitchen waste: we feel that this is a good program to consider – but it should be something that should be done in partnership with the City or a 3rd party vendor and the actual composting should not be done by the staff or in the Maintenance Yard.

Items we would request to be removed:

- Hose reels for residents: since these reels have already been placed in the laundry room and hose reels can be purchased that do not need to be affixed to the stonework, we feel that this is not necessary.

- Picnic or Communal Areas: the Committee feels that there are many areas already in place in the Community and if the Board feels this need to continue to be on the plan it should be at the lowest priority.
- Electrical Outlets on the front (or back) of buildings: should be the choice of the homeowner, not Parkfairfax. We recommend revised guidelines and specifications be created.
- Car Charging Stations: We feel that the infrastructure and technology does not exist at this time to provide these stations in our community. Stations would not necessarily be convenient to the resident and questions arise as to who pays for the electricity. In addition, the stations would provide an enticement for commuters and those outside the community to use the stations.
- Owner landscaping incentives: the Landscape Committee would like to consider this proposal as part of future Gardens in the Park week events.

We look forward to the continued discussion on capital improvement priorities.