

Parkfairfax Condominium
Landscape Committee Report
September, 2018

Initial Recommendations on Spruce Island

Following the discussion at the August Board Meeting and the Residents Town Hall (also in August) the Committee discussed the three options that were sent out for bids:

Option #1:

- Remove bunker and interior sidewalls, level off area
- Remove existing crepe myrtle
- Plant a new tree (spruce?). Placement would be between the footprints of the removed crepe myrtle and the razed bunker area.
- No gazebo
- No long pathway (running east / west length)
- No pathways (two running north / south or top and bottom)
- Add benches around the circular points
- Add maple trees on each of the three circular points with other plants, keeping in mind the sight view from cars.

Option #2:

- Remove bunker and interior sidewalls, level off area
- Keep existing crepe myrtle
- Plant a new tree (spruce?). Placement would be in the same footprint of the removed/old tree.
- No gazebo
- No long pathway (running east / west length)
- Keep two pathways (running north / south) to the new tree
- Add benches around the circular points
- Add maple trees on each of the three circular points with other plants, keeping in mind the sight view from cars.

Option #3:

- Remove bunker and interior sidewalls, level off area
- Remove existing crepe myrtle
- Plant a new tree (spruce?). Placement would be the footprint of the removed crepe myrtle.
- Add a gazebo (features: up to 14 feet across, removable seating, no side railings)
- Keep two pathways to the gazebo (running north / south or top and bottom)
- Add benches around the circular points

- Add maple trees on each of the three circular points with other plants, keeping in mind the sight view from cars.

Discussions ensued on possibilities of the three proposed options. Questions to be added to the upcoming Board Discussion:

- What about permeable pathways?
- Circular points of the Island:
 - Plant (permanent) multi-season beds – different colors or textures throughout spring, summer, fall
 - Please use native plants that are acclimated to our seasons. Keeping in mind a short/low growing plant/bush for the line of sight going around the corners of Spruce Island.
 - Do all three circular points need to be the same? Maybe have one be a rock garden, one for natives, etc. If planting all native flowers, it can grow tall and “wild” looking. If a more manicured look is desired, then choose the native plants carefully.
 - Why do we have to remove the hibiscus? If so, the Committee would like to see them planted elsewhere within Parkfairfax. They are beautiful and low maintenance (for their season).
 - Maple tree in each circular point to provide shade to the bench seating. Why was maple chosen? If selected, the LC recommends a native maple species be planted.

After much heated discuss the Committee recommends Option #1 for a path forward. We look forward to seeing the full bids from the perspective contractors.

North Quaker Lane Issues & Resolutions

Issues continue to be taken into account on the North Quaker Lane Project:

- There have been approximately 8-10 bushes that have died along the sidewalk, under the Crepe Myrtle area. Ms. Davis spoke with Mr. Miller. Mr. Miller / Alonzo A. are working with CLS to replace the bushes that are under warranty. Mr. Miller noted that it was not due to a lack of water (with all of our recent rain).
- There is still a water runoff issue in the NQL Curb Appeal area, at least between Buildings 219 – 211. Water flows from N Quaker Lane down across the Crepe Myrtle sidewalk area down the hill towards and between Buildings 217-215 to the cul de sac that drains into the Chesapeake Bay watershed. Questions and pictures were submitted to Management for additional review and work.

- Building 211 new sod area is drowning where the flow and drainage come down the hill to the stepping stone path. Management mentioned micro-grading this portion of the sod. We are waiting to hear when this project is scheduled (probably the Fall).
- Buildings 221-217, under the pine trees in the cul de sac, the pine mulch was removed in the spring and not replaced. With all of our rain the fine sediment soil has been washing away down across the sidewalk and under the parked cars. This cul de sac water runoff flows into the Chesapeake Bay watershed.
- Building 229, along Martha Custis Drive, the once grassy area next to the newly installed retaining walls is still experiencing water runoff. So much so that the fine sediment is washing down and across the sidewalk and under several parked cars.

Adopt-a-Tree Program

As of August, there were 64 trees alive and adopted and there were 53 volunteers. In July-August, one new adopter joined the program. Several adopters have reported that their donut bags have been torn or punctured. Some adopters move their bag aside during rainy weather which is not necessary. At the 75th Anniversary event the Committee placed Adopt-A-Tree postcards on the Parkfairfax history table for attendees to take.