

DISCUSSION ITEM

Landscape Committee Recommendations

OVERALL GOAL - RESILIENT & LOWER MAINTENANCE LANDSCAPE

- Make it attractive
- Strive for purposeful management not reactive maintenance
- Identify our limitations and embrace them



For the first time in 300 years, a sections of King's College (in the UK) was not mowed. The lawn transformed into a wildflower meadow hosting 84 species, survived dry spells and other benefits yet to be realized.

2

SPECIFICALLY - IDENTIFY AND DESIGN FOR OUR COMMUNITY

- Take a four-season approach
- Look at the opportunity to increase planting areas and reduce mowing areas
- Define beds and tree areas
- Acknowledge grass does not grow everywhere we want, but we can still create attractive green spaces
- Take a comprehensive look at our tree maintenance and planting program
- Continue to examine and address water issues and plan for drought



3

Landscaping Contract Scope of Annual Services

Items in black font are the original contract scope.

Comments/considerations are noted in italic and green font.

1) Lawn Maintenance:

Overall suggestion for lawn maintenance: with resilient and lower maintenance lawns scope to change from a 100% fescue (sod) seed to a clover mix. Increase naturalized and mulched areas to decrease lawn in areas (as seen in Fairlington and Kings Farm).

- Lawn maintenance: Mowing shall be done frequently enough from July to November so the grass high never exceeds 4 inches.

Consider including:

- *adjustments shall be made due to weather conditions – less mowing in dry periods, more mowing in wet periods.*
- *Instead of “never exceeds 4 inches” consider “never less than 4 inches” (to accommodate clover mix) to include considerations of dry conditions*
- Edging (sidewalks and curbs): Twice per month from April to November.
change to: once a month or as needed to keep the edges defined
- Edging (flower beds, foundation beds, mulched trees): One time by April 15.
refined: not only edging, but defined beds and mulched areas on common element
- Trimming: Shall be done around buildings, trees(12’), shrubs, fences, and other features after each mowing.
refined: special attention and schedule will be made per species for trimming of shrubs. Mowing and pruning maps will be created for better scheduling.

Remove the references to trees – should be a separate contract/contractor.

2) Lawn Care:

- Pre-emergent Application: April
- Additional broadleaf control (Nutsedge and Crabgrass): June
- Fertilization: Once a year in November

With resilient and lower maintenance lawns scope: will to be to change from a 100% fescue (sod) seed to a clover mix. Increase naturalized and mulched areas to decrease lawn in areas (as seen in Fairlington and Kings Farm). Suggest working with contractor over contract to reduce and then remove chemical applications over contract.

Item for RFP should read: Lawn care to include chemical support as needed for clover mix to take over.

3) **Leaf Removal** (3 times):

- Entire property between November 1 and February 28 of each year.

Considerations:

- *Change time frame to November-March (1st removal during month of November (to start as needed), 2nd removal by end of December, last removal by end of March)*
- *Could we ask about the flexibility of leaf removal depending on weather and leaf color/change.*
- *Pilot project suggestion: one of the first rounds to have leaves blown into naturalized areas instead of collected and removed from property*

4) **Curb and Sidewalk weed control:**

- Herbicides will be applied as needed between April and November to cracks in paved areas, sidewalks, and walkways.

Suggest working with contractor over contract to reduce and remove chemical applications over contract for the purposes of the initial contract, keep.

5) **Shrubs, Hedges, and Groundcover Maintenance:**

- Pruning is set to be done once a year at different schedules depending on the type of plant.

refined: special attention and schedule will be made per species for pruning of shrubs, hedges and groundcover, consider some should be left natural and not trimmed but just pruned for health. Mowing and pruning maps will be created for better scheduling for coordination of management/contractor/notice to residents.

6) **Bed Weed Control:**

- All beds shall be cleared of weeds and debris materials at least four times a week between March and November.

refined: special attention and schedule will be made per bed – 4 times a week seems excessive. Contractual staff needs to have knowledge of plants especially early and late in the season so that new perennials are not accidentally removed. These should be for designated beds (i.e. focal points and others – see #8).

7) **Mulching** (every other year): Must be completed by April 20. (Double shredded hardwood mulch 2” depth).

Considerations on mulching and alternatives:

- *Several residents and Board Members have commented that on the “off years” the property doesn’t look great and the weeds overtake beds.*
- *Yearly mulching keeps the property looking fresh, budget impact~\$107,000/year*
- *Alternative: Mulching at 3” depth to be done every other year and off year – turning of the mulch to take care of weeds*

8) **10 Focal Points Maintenance:** included in the maintenance program cost.

Change in scope during contract: annuals were replaced with perennials – but additional attention needs to be made to beds on a yearly basis for maintenance and additional 4-season interest needs to be included. Native or non-invasive species should be noted as appropriate perennials for additions to the focal points.

Also, develop a definition of what constitutes a focal point and/or point of interest and develop a map for future contracts.

9) Focal Point Flower Rotations: Two Per Year.

Change in scope during current contract with CLS: annuals were replaced with perennials at a cost savings of \$8,800 per year (no rotation).

10) Spring Clean-Up:

- Sidewalks, planting beds, and stairwells will be cleaned of all leaves, branches, trash, and debris.

Strike trash and debris (this is a convenance issue) and emphasis in contract of removal/clean-up of leaves, branches and other vegetative matter.

Consideration: this should be a standard of care, not just a spring event.

Additional Considerations for Adding to Contract RFP:

- *Removal of poison ivy, sumac, and other plants injurious to residents.*
- *Regular meetings with management should be included as part of the contract, especially for planning of spring and fall projects.*
- *Regular meetings with landscape committee should be included as part of the contract, especially for planning of spring and fall projects (twice a year).*
- *Separate contract needed for trees*