

Landscaping update for Mutual One Nov 18, 2017

Shareholder's Small Lawn Areas:

Now that the irrigation system has been repaired, attention can be given to the small lawn areas outside each shareholder's door. These are most visible to our shareholders and many of these have been neglected for sometime. BrightView will be aerating, seeding, and top dressing these areas where needed. In some cases they will address infiltration of crabgrass and other weeds. They will administer fertilizer as needed to encourage new growth.

Large Turf Areas

With improved irrigation, it is evident that the large lawn areas are recovering well. BrightView is cutting back mowing to every other week during the winter months. They will drop the mower height clipping the turf areas to a shorter length, simultaneously will also slow the mowers down to ensure a good cut and recovery of the grass blades to the mower's cycles. This should also make some of our shareholders happy as there is great concern with the speed of the operators.

In addition, BrightView will employ directional change rotation on the turf areas. That is each mowing will be from a different direction than the previous week's. Alternating directions with each mowing will decrease the individual grass blades developing a mow pattern, it will further reduce wear, tear, and compaction of the lawns.

Gutter Clean Out

BrightView will monitor the trees and clean out the gutters at those units that are affected. They will use a two-man team with an A-frame ladder to accomplish the task. They will inspect the gutters using a mirror to seek out any blockages, and will monitor the units throughout the Fall and Winter months as different trees drop their leaves at different times. The deciduous trees are dropping their leaves now but many of the native species do not drop their leaves until later in the winter months, so it is impossible to create a specific date line for these activities, rather gutters will be cleaned "as needed."

Tree Replacement

Now is an ideal time to replace some of the trees that were removed in 2015. The landscape crew, working in collaboration with BrightView Arbor service will make recommendations regarding the best species and placements. We will be reviewing the various areas that lost trees in 2015 and select trees that will provide shade, color, and beauty to Mutual One. Trees will be selected based on their potential canopy, root growth and maintenance needs with attention being paid to sidewalks, overhead wires and visibility.

BrightView Arbor services will also make recommendations regarding tree species replacement for some of the small lawn areas. Certain species of trees are slight in stature yet colorful, provide oxygen, provide shade and cooling and help clear the air. According to the ThoughtCo website, on average, one tree produces nearly 260 pounds of oxygen each year, a mature leafy tree produces as much oxygen in a season as 10 people inhale in a year; that same tree absorbs carbon dioxide at the rate of 48 pounds per year, a far greater contribution that pardons the offense of “lifting the sidewalks” in a 50 year cycle that seemed to be the main criticism of those that were taken out a few years back.

All of the current crepe myrtles that are still standing will be preserved. Their roots are not intrusive and they do not present the problems of the ficus or camphor trees. It is with hope that we can add to their number and make many of our shareholder’s happy by being near a tree again. Even the small trees help improve air quality, provide shade to units reducing air conditioner use, and make an overall enhanced esthetic to our landscape.

Maintenance Shed:

BrightView will be installing a 16 x 20 foot shed at the end of carport 4. Wherein they will be able to store their equipment, some landscaping supplies, and a gator to have on site. The area will be prepared with a road base gravel surface and the shed placed on top. BrightView will landscape the shed so that it is appealing and blends into the grounds. This will all be accomplished at their cost.

Donna Gambol, Landscape Chair,
Mutual One Board of Directors