

FAIRLINGTON MEADOWS

BUILDINGS & GROUNDS COMMITTEE MEETING

Monday, 1 February 2023
7:00–8:30 pm.

RESIDENTS PRESENT

Charles Monfort
Margaret R
Cynthia P
Adrian H
Ed H
Kathleen S
Gavin H
Michelle B
Javier G
Peggy G

BOARD MEMBERS PRESENT

Donald Spamer
Frona Adelson

OTHERS IN ATTENDANCE

John Rosenberg, Minutes Services
Adrienne Zaleski, President, Landscaping
Carlos Rios, Vice-President, Landscaping

CALL TO ORDER

Mr. Charles Monfort introduced Lancaster Landscapes president Adrienne Zaleski, and vice president, Carlos Rios at 7:06 pm.

LANDSCAPING OPERATIONAL ISSUES Q&A

Ms. Zaleski stated she is excited to have an open dialog with Fairlington residents.

Lawns

Mr. Monfort asked about leaf blowers dislodging mulch beds. Ed Hilz commented leaf blowers also propelled parking lot debris back onto lawns. Ms. Zaleski stated this would be addressed with landscaping staff and asked for these locations to be identified.

Margaret R suggested that leaves should be left in place owing to their environmental benefits. Mr. Monfort agreed this should be considered.

Cynthia P inquired about exposed tree roots being struck by mowers and sought possible remedies to halt this practice. Ms. Zaleski stated that permanent tree damage is unlikely, but mulch beds could be extended.

Cynthia P also asked if the removal of large limbs is contained in the contract. Mr. Monfort stated small debris is supposed to be picked up ahead of mowing, but the Meadows needs to ask Lancaster to collect and remove larger tree limbs after storm damage.

Cynthia P noted that mowers damage the grass when it is exceptionally wet. Mr. Rios said landscaping crews try to avoid mowing when conditions are overly wet, but this can be reinforced with the crews, along with their being careful of not making sharp turns with the mowers. Ms. Zaleski told of new blade technology on Lancaster equipment that discharges air to help dry the grass and ground.

Weeding

Cynthia P expressed concern that the landscaping crews might not be aware of new plantings while weeding. Ms. Zaleski stated crews are aware of the plantings, but homeowners should mark young plants.

Mr. Monfort inquired about dwarf mondo grass in Court 5 being overtaken by weeds. Mr. Rios stated the weeds would be removed and the bed replanted.

Margaret R asked about weeding efforts in the rear of residential units. Mr. Rios stated weeding takes place everywhere.

Trees/Shrubs

Adrian Hilz inquired about the removal of scale on spirea shrubs. Mr. Rios said an inspection would be made to see if previous treatment has failed or if further treatments are in order.

Cynthia P noted the presence of a tree stump covered in mulch located between units 4271 and 4273 South 35th. Mr. Rios stated he would look at it, although if located too close to a building, it cannot be taken out. However, it may be possible to cut it down.

Mr. Monfort stated we have many more hydrangeas with more likely coming, and asked if there is a plan for pruning them. Mr. Rios says a pruning plan will be created. Margaret R said different hydrangeas bloom differently and it's best if owners leave pruning to the Lancaster professionals.

Mr. Monfort brought up a new provision within the landscaping contract concerning the application of an iron-based fertilizer for azaleas and when it would be applied. MR. Rios stated it would be conducted in the spring, prior to mulching.

Margaret inquired about removing English ivy from trees. Mr. Rios stated they would remove it.

Drainpipe Issue

Adrian Hilz asked about a sump pump drainpipe lying beneath mulch, stating large puddles develop there during heavy rain events. Mr. Rios promised to investigate the issue.

BUILDING ISSUES

Painting Cycle

Mr. Spamer reported the board needs more information regarding the painting cycle and possible cost savings.

Exterior Electrical Outlets

Mr. Monfort stated the board had asked the B&G Committee to examine this issue.

Margaret R said she likes the policy, especially having electrical outlets in window wells so they don't detract from the building facade. Ed Hilz and Cynthia P questioned the feasibility of placing them in the window wells and wondered if anyone had talked to an electrician to ensure it was possible.

Mr. Monfort suggested adding language to the policy to make the outlets flush instead of protruding. Margaret R agreed that this was a good approach. Cynthia R cautioned against adding exceptions to the policy as it would lead to many such requests.

Without objection, the amended language, with the requirement the outlets be flush with the wall, will be forwarded to the Board for action.

UPCOMING LANDSCAPING PROJECTS

Ed Hilz inquired about the Quaker Lane hedge replacement project and if any agreements have been made with the county. Monfort stated the contract remains the same but with different dates.

APPROVAL OF MINUTES

MOTION: Mr. Monfort MOVED to APPROVE the December minutes. SECONDED by Cynthia. Mr. Monfort declared the minutes **adopted by consensus.**

MOTION: Mr. Monfort MOVED to APPROVE the January minutes as amended. SECONDED by Cynthia. Mr. Monfort declared the minutes **approved as revised.**

OPEN FORUM

