

ADAIR HOA LANDSCAPE COMMITTEE: GROUNDS WALK THROUGH WITH RUHO

APRIL 28, 2022

RUHO employees in attendance: Jesse, Julian, Connor.

Committee members in attendance: Meg, Doug, Lisa, Nan, Alita, Melinda.

Plan for meeting:

Discuss final plans for the small courtyard,
Walk the property to discuss other topics of interest.

Meeting Notes:

1. The LC requested that 3 camellias that were planted too close to Libby's house be moved around the bird bath. If there is not enough room for all the camellias around the bird bath or if they hide some of the smaller plants, they can be moved to a different part of the property. We discussed the option of putting the extra camellia around the trash cans to hide them from the driveway view.
2. The LC requested the removal of the blueberry bushes. They are not happy and look scraggly.
3. When removing the blueberry bushes and moving the camellias, RUHO must be careful not to disturb the AT&T cables in the ground around the bushes.
4. The mondo grass around the round edges of the courtyard is patchy in some areas. There was a request to fill in the mondo in the bare areas/move the mondo from the areas where it invaded back to the area that is designated for it.
5. The LC decided that we didn't like the new mondo that is adjacent to the walkways. We felt that it was not a good look in the way of design. We requested that RUHO replace the new mondo with fescue sod and move the old mondo back to the patchy areas around the other parts of the courtyard that need filling in.
6. The LC requested that RUHO plant giant hosta around the bird bath, inside the camellias.

7. We requested that RUHO put a variety of ferns along Libby's wall that faces the courtyard. The ferns will go all along the wall and behind the bench to add a nice, soft look in front of the brick wall.
8. The health of the grass was discussed with RUHO. RUHO is concerned that we are not watering the new courtyard grass enough. They suggest 5 times a week. There are hot spots already being developed.
9. **RUHO discussed more problems with our current irrigation. Too much irrigation in some spots is causing fungus. Too little is drying out. They strongly recommend that we use them to manage our watering system. We asked them to write a proposal. They said they could have a proposal written up in a couple of weeks. This was a VERY BIG CONCERN with RUHO!!!!**
10. In the meantime, the HOA is still managing the watering system. Glen Stine has been in charge of the managing the watering of the estate up until now. He is turning the responsibility over to Chris Casey. Chris has been in the process of learning the zones and schedules.
11. The LC felt that the area behind the mansion needed some attention. We asked RUHO to plant the 2 donated jasmine vines (that have not yet found a home) below the staircase. The idea is that they will provide a screen to block the unattractive view of the underside of the staircase. The LC will set up wiring to train them up the staircase after they are planted.
12. The LC suggested that we move the service berry that is currently to the right of the staircase to another part of the property. RUHO and the LC believe that there is not enough room for it. We thought a smaller tree/bush, like a dwarf japanese maple may look good there. No final decisions were made.
13. The LC looked at the options for covering the trash cans from the view of the driveway. We moved the green trash can towards the outside which helped with camouflage. Doug suggested a continuation of the hedge that is already there. No final decisions were made.
14. The LC discussed the area on the west side of the driveway, adjacent to the trash cans. RUHO suggested that we remove some crepe myrtles that don't have enough room to grow. No decisions were made.

Footnote:

Dog urine marks were found on the new fescue in the small courtyard after the meeting. Residents need to be reminded not to allow the dogs to urinate on the grass.