

# Adair Landscape Committee Meeting Minutes

## Thursday, Sept 29, 2022

Minutes written by Meg Walton

**Attendees: Meg Walton, Sandra Mendel, Alita Silverman, Nan Partlett, Doug Weiss, Melinda Marshburn**

### Agenda

Ongoing Projects: The small courtyard was completed last spring with fescue grass sod. Unfortunately, within 3 months, the grass died. An LC meeting determined that grass is NOT the material to use in this area. What are our goals here?

**It has been established that the soil of the courtyard is healthy soil.**

**The LC had a walk around with RUHO in the small courtyard. There was discussion about trimming the tree or removing the tree. The LC is in agreement that trimming the tree is not the answer. The LC decided to leave the tree as is until we learn the source of the problem.**

**The LC voted to contact Tunnell and Tunnell, who installed the drain in the small courtyard. We would like then to return to the small courtyard and assess why the drain is no longer working. We would like to get a quote from them. There is no money in the budget for this currently, so we will be in a holding pattern until next year. For now, we will pine straw the area.**

The LC budget has been determined by the executive board to be spiraling out of control when coupled with huge water bills for the landscape. Our job is to find ways to curtail some of the larger costs and keep the landscape sustainable.

**Changing the grass type on the front lawn of the property would reduce the annual cost. The current grass on the front of the property is fescue. This grass requires a lot of water, aeration and over-seeding. The idea of using mixed grasses (clover, grass, moss, etc.) was presented. This is a sustainable mix that requires low maintenance. This would result in a "meadow" type of look vs. the manicured lawn look. The LC voted against this solution. The favorable solution is switching the grass to one that is more drought tolerant and that does not require aeration or over seeding. These factors would reduce overall cost substantially. This grass would be a zoysia grass. The current fescue has already been over-seeded and aerated for this season, so there is no reason to make any changes in the near future. We would wait until the spring. The best time to install the sod would be between May 20 and June 10.**

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Another cost saver would be to establish a new lawn limit (extending pine straw) in the front lawn. These areas would be in the areas that are hidden from view such as behind the hedges and around the driveway. The LC voted unanimously to implement this when the time is right; most likely in the spring.

Trees Atlanta has an offering to plant trees for us this fall. How many trees are we interested in and where do we want to plant them? Do we need to purchase any more trees?

**We are receiving 4 free trees from tree Atlanta. They are as follows:**

**1 Sycamore- will be planted in the wet area of the southwest lawn. There is a red flag marking the location.**

**3 Willow Oak- 1 Willow Oak is being planted outside of Warren mansion in front of the honey suckle. There is a red flag marking the location. 2 more Willow trees are being planted in the street area. Trees Atlanta will maintain the STREET trees. Adair is responsible for the Willow Oak that is on our property.**

**The LC is going to email neighbors on our block and the block to the west to tell them what we are ordering for street trees in hopes that they will do the same.**

**We are purchasing two trees separately to plant on the property. They are as follows:**

**1 Service Berry**

**1 Bottle Brush Buckeye**

Boutte has come back with their proposal for our tree service this year. A review and recommendations to the executive board is necessary.

**The LC voted unanimously to accept Boutte's proposal.**

Extra Subject Discussed

Interviewing New Landscape Maintenance Companies.

**The LC is accepting new bids for the maintenance contract.**