

RAP Landscape Committee Meeting – 3/31/25 – Billiard Room, Sloan Clubhouse 3:00 pm

Attendees:

Tom Davis – Board representative

Len Nespoli – Phase 4

Nancy Carey – Phase 1

Ed Idzik – Phase 4

Vera Noll – Phase 3

Ralph Hopper – Phase 2

Mary O'Connor – Phase 3

Tim Frantz – Phase 1

Len Lobel – Phase 4 – Secretary/Co-Chair

Mary Tilger – Phase 4 – Chairman

Not Present – Joe Contegiacomo – Phase 2

Not Present - Peg West – Phase 3

Not Present – Tina Stokes – Phase 1

Report:

Spring flowers have been ordered for entrances and Sloan Clubhouse. We are recommending to the Board that there will be no fall flowers at entrances due to appearance and cost.

There was a discussion on the amount of trees and bushes that are on homeowner's property since it was noticed that some properties may not meet ARC requirements. Mary and Len will review all houses in a few weeks when they evaluate the status (live or dead) trees in all Phases.

Phase 1

Tree replacement is required in the clubhouse parking lot and we are putting permanent landscaping at clubhouse entrance.

A resident request to plant Zoysia was refused and a request was made to ARC to add this to Landscaping rules.

Phase 2

The dead grass area to the rear of houses and between the bar and homes is being evaluated by Pristine with a combination of a higher tree limbing to add light, adding soil and planting seed: a quote is being prepared.

Phase 3

Homeowner along the fire lane wants to remove every other spruce tree on his side; analysis is that it would create blackened trees for those remaining and weaken their existence.

There is a dead grass area at the corner into Phase 2/3 that will be addressed and a dead tree was removed behind a house on Peters Way.

Phase 4

The bed at the entrance on the right at the first house is being redone and the existing material removed and replanted elsewhere.

Evaluating planting 4/5 trees in open area between Woods End Court and Regency Hill Drive to help water drain and install some shade.

Several areas have massive lawn die due to the drought, requesting a proposal for aerating and seeding.

The hill behind houses at the upper end of Hillview Drive has been soil tested after several applications of lime with still received terrible results. We are requesting the Board authorize the hiring of a soil expert to evaluate and advise.

A retaining wall on the houses' side of the path at the hill site needs to be rebuilt, we are delaying this until a resolution is made on the hill which will probably require some equipment at the site.

Submitted by Len Lobel

Secretary