

RAP Landscape Committee Meeting Minutes – 26AUG2026 – Sloan Clubhouse 4:00 pm

Attendees:

Tim Frantz (Phase 1, Chairperson), Tom Davis (HOA Board Liaison), Susan Puleo (Phase 1), Peg West (Phase 3), Eric Nillson (Phase 2), Len Lobel (Phase 4, Co-Chairperson, Secretary)

Absent:

Paul Lauck, John Forsyth, Jon Sovocool, Mary Tilger, Len Nespoli

Report:

The meeting was called to order at 3:53pm.

The minutes of the July 2026 meeting were approved.

Landscape issues discussed:

Chairperson reviewed the plan for remediation of the multiple lawn areas throughout the community damaged by excess fertilizer application in the spring. As previously noted, Pristine has agreed to remedy these areas for all homeowners and community lawn areas at their expense. Remediation plan includes aeration and re-seeding of affected areas in September, while soil temps are still optimal for germination. Per the Board's request, soil samples of healthy lawn areas and burned lawn areas were obtained and submitted to Penn State Agriculture Department. Fortunately, we have had a wet summer which has helped the lawns recover somewhat but not completely. Results are pending at this time. Tim will discuss results with board members, this committee, and Pristine when available.

The new RAP landscape common area coded maps and scoring sheets were also discussed at length. The highest priority areas (with the highest cumulative scores) will be addressed first, starting with the most critical areas this year. The committee will obtain at least two bids for each project. The highest priority areas are: Fairmount Boulevard section 5 (FB-5), Sloan Clubhouse section 1 (SC-1), Sloan Clubhouse section 2 (SC-2), Regency Clubhouse section 1 (RC-1), Regency Clubhouse section 2 (RC-2), and Regency Clubhouse section 3 (RC-3).

The Bocce Ball area landscaping was also discussed. There is already an approved bid accepted by Pristine for this work in the amount of \$1,981.16. Irrigation for this area was also discussed and will need to be installed.

Eric had an excellent idea to create a digital worklist/checklist for Pristine contractual work items which need to be addressed, so that we can keep tabs on and check off when done.

Next year's landscape budget was also discussed. We will get estimated bids for each remaining project area slated for enhancement in the coming year to help with budget numbers. A **line of sight** strategy for community common area landscape planning has been used to evaluate and rank property common areas based on their visibility to key stakeholders (such as residents, guests, or prospective buyers) to prioritize and allocate budgets effectively. Areas visible immediately upon entry or subject to high daily foot/vehicle traffic receive the highest share of enhancement funds, while hidden or low-traffic areas receive basic functional care and enhancements as needed.

The drainage problem outside the Sloan clubhouse west side has yet to be remediated by Pristine, who performed the original work.

The next landscape committee meeting was scheduled on 06OCT2026 @ 4 pm.

The meeting was adjourned at 4:40 pm.

Submitted by Tim Frantz, RAP Landscape Committee Chairperson