

COUNTRYSIDE PROPRIETARY
GROUNDS COMMITTEE MEETING MINUTES
JUNE 25, 2024 (Rescheduled from June 19th)

CALL TO ORDER: The Grounds Committee meeting was called to order at 7:02 pm by V-Chair Pamela McGraw in the absence of Chair Fredrik Wallin.

Attendees: Pamela McGraw (Oakridge), Diane Blunt (Welbourne), Terri Hess (Foxfield), James Krips (Rokeby), Timothy Shamble (Oatlands), Tim Pope (PMP), Matt O'Donnell (Advantage Landscape). Ron McNulty (Morven) arrived at 7:08 pm.

COMMITTEE ADMINISTRATION: The agenda was approved upon a motion by Tim; second by Terri; unanimous; The May 15, 2024 meeting minutes were approved upon a motion by Tim; second by Jim; unanimous.

RESIDENT & GUEST PARTICIPATION

Penny Francke, President of the CountrySide Board of Directors, was in attendance to address the committee relative to Agenda item 7/Update on Rokeby Stairs: She advised that the CS Board of Directors had approved, at its June 5th BOD meeting, the accelerated removal of the stairs alongside CountrySide Blvd by Advantage as well as the installation of a few bushes at the pathway entry to the stairs. Inasmuch as the stairs had previously been identified by VDOT as a safety issue, CountrySide's legal counsel had advised the Board to remove the stairs immediately in response to the increased scrutiny after the County became involved. Several questions were raised relative to the Board's action: Cost for the work and from whose budget? Penny responded: Estimate of \$2700 from Grounds budget. Pamela noted the GC would have appreciated the courtesy of being notified of what the Board was considering as well as what action was taken. Jim and Diane asked about notification to residents, especially in Rokeby, but also community-wide; Penny committed to an email blast. Jim asked that more than a day's notice be extended to allow him to speak with concerned neighbors in Rokeby. Pamela suggested he refer concerned neighbors to the Rokeby BoD representative since this decision was not made by the GC; Penny suggested that Fredrik and Penny both be copied on any inquiries, since they'd been more deeply involved in the ongoing discussions than the Rokeby Director. Diane asked if Fredrik, GC Chair, was in the BoD meeting when this decision was made and therefore aware of their action; Penny confirmed Fredrik was present and that Jim had been invited but was unable to attend.

ADVANTAGE ITEMS:

Matt reviewed his monthly report and indicated items on which he needed direction. The following was noted:

Pear tree treatment on CS Blvd is complete; watering is underway; storm water drains are being cleaned regularly; Forsythia has been thinned; soil test results will be provided at the July meeting.

At the various locations where invasive growth was treated, a proposal for the second treatment will be provided at the July mtg.; recently installed Potentilla at the AP/Foxfield entry has experienced stress and will be monitored; photos shown of the neighborhood entry beds, though mostly green, are well tended and awaiting the bloom of black-eyed Susans (planted last Fall) and daisies for a pop of color in July.

It was agreed that the two waning crepe myrtle shrubs at the Rokeby tot lot should be replaced in the Fall under warranty.

Matt commented on the changes in the landscape contract now out for bid and indicated what percentage increase we might expect. He also advised that the increase specified for mowings from 26

to 32 would result in a \$5000/mowing increase when possibly it was not needed if mowings were spaced well throughout the season. The GC agreed that 26 mowings was acceptable; Tim will prepare an addendum to contractors relative to this change.

There was considerable discussion on the repair needed at Cromwell/CS Blvd intersection which sustained vehicular damage several months ago. For the present and until further consideration could be afforded the entire island, Pamela motioned that Advantage's proposal #2346 for \$260 be approved; second by Jim; unanimous.

Parkway Pool: Tim provided photos of this planting so the GC could see the imbalance between the beds on either side of the entry sidewalk. Advantage was asked to provide a proposal for the July meeting to add 2 Buddleia (butterfly bushes) to the right side. The addition of fencing similar to that installed in front of the crepe myrtles at Rokeby will be needed to provide protection temporarily.

The Rokeby entry planting at Peyton (right side) appears to be unbalanced because of the varying size of the grasses. Matt suggested waiting till Fall when the grass on the right side could be safely divided such that the clumps would be equal in size; the committee concurred.

Watering contract: Pamela motioned that the watering proposal be amended to include a NTE cost of \$9000; second by Jim; unanimous.

Selection of Fall Pansies: Terri motioned that the XP Harvest Mixture (orange/yellow/purple mix of violas) be approved; second by Jim; unanimous.

POND: The committee reviewed the AEC monthly report; no issues reported. The cattails proposal was also reviewed, but no action taken. Tim will do some review of previous cost for this service to spray the cattails for containment and report back in July.

PMP REPORT:

Monthly financials, major projects, and invoice tracking reports were reviewed. Tim will check for explanation of mulch charge on pond plants when the plantings are on common area and should be included in the contractual work.

The snow removal budget of \$0 was questioned; Penny advised that there existed a snow removal contingency fund from which costs could be drawn if needed, so zero was budgeted for 2024, in a Board effort to keep assessments down.

Tim P. will set up a special meeting of the Grounds Cte to meet with landscape contractors after bids are received in July.

Paving bids are due back by July 12th and will be ready for review and award at the July meeting.

OLD BUSINESS:

Benches for CountrySide Blvd: Jim asked for consideration of the addition of two benches along CountrySide Blvd to provide respite for the many walkers along this road; he identified the two locations being proposed. Tim will confirm the cost for the two (wood-look, composite benches for consideration at the July meeting.

CountrySide Blvd Medians: This item was a follow-up to consider how to address the medians where the pear trees are in decline and to give Advantage direction for the provision of a proposal in time for installation in the Fall. Consideration was also afforded the direction received from the LC Master Gardeners that a mono-culture of trees was not desirable. First, it was decided that the middle section of the three medians would be addressed initially. Then, four different trees were considered with preference for native trees stipulated. The consensus was that a group of 5 Winter King Hawthorne be sited near each end of the median and a group of 7 Acer Rubrum Sun Valley Maple in the middle area of the median. Last, in-between each of the 3 tree groups (2 areas), Red Twig Dogwood (Red Osier Dogwood) was selected for installation in groups of 7-9 depending on spacing. This information will be

provided to Advantage for preparation of a design proposal at the July meeting; installation to be scheduled for Fall. (Note: The first median, closest to Rt 7, has recently been addressed with the removal of overgrown shrubs and remulching to provide a more open site line and simple planting. The last median which is home to a significant number of young pear trees has been treated with the hope of returning them to better health. Both of these medians will be subject to further, future review.)

Invasive Plant Assessment: Tim advised that CS was hosting a visit from Blue Ridge PRISM for a survey (cost free) of invasives in CS's common areas. This assessment will strengthen our position for consideration of funding through LIRA as a 'test' community.

Terri expressed concern for an area of invasives in Foxfield on Bickel. Tim will look into this location and confer with Matt. Ron asked about an area behind Haxall Court. Likewise, Tim will follow up on this location.

Department of Forestry: Survey submitted; asking DOF for free help/advice on making our forested areas healthier. BOD asked to submit a letter to DOF in support.

Stone monuments at Countryside Blvd and Rt 7: Difficult to read. Tim P obtained a quote from a stone mason but it was high. PMP will look at in-house solutions like power-washing and/or polishing. Additional landscaping here to be deferred until next month.

INFORMATION ITEMS:

Minutes from the Parking Sub-group's first meeting were reviewed. The group is working on gathering data on the total numbers of curbside spots; need to get recommendations to the BOD by September.

The Tree List was reviewed; Tim is keeping this work in check and the list remains brief in comparison to previous times.

Loudoun County Proposal Bamboo Ordinance: The committee reviewed an ordinance being considered by the LC Board of Supervisors to control the invasive spread of bamboo on common areas from residents' property. Pamela spoke in its favor at a recent meeting; the BoS has now sent this proposed ordinance to staff to finalize. Supervisor Briskman who co-sponsored the resolution has asked for a tour of the areas in CountrySide; Tim is working to get this scheduled soon.

Fence Application at 141 Peyton Road: Tim reported that Rokeby's NAC representative is working with the resident to refile an application that could be favorable; it would include no intrusion onto CS common area and address the issue of dual fencing. It is anticipated that several committees, including Grounds and FAC, would review the application, but likely a final decision would be made by CS's BoD.

Upon a motion by Ron, seconded by Terri, and unanimously passed, the Grounds Committee's meeting was adjourned at 9:20 p.m.