

COUNTRYSIDE PROPRIETARY
GROUNDS COMMITTEE MEETING MINUTES
August 27, 2024

1) CALL TO ORDER

- Meeting Called to Order via remote attendance at 7:04 PM.
- Attendees: Kumar Sangaran (Chair), Pamela McGraw (Oakridge), Terri Hess (Foxfield), James Krips (Rokeby), Timothy Shamble (Oatlands), Penny Francke, Tim Pope (PMP), Matt O'Donnell (Advantage Landscape)
- Absent: Diane Blunt (Welbourne), Ron McNulty (Morven)

2) COMMITTEE ADMINISTRATION

- Pamela moved to approve the agenda as written; Terri seconded. Approved unanimously by those present.
- Terri moved to approve the June 25, 2024 Meeting Minutes; Tim S. seconded. Jim Krips requested that the Minutes be amended to remove the reference to his name. After some discussion, Terri accepted a friendly amendment to her motion to remove the phrase “after Jim asked Supervisor Briskman’s office to intervene”. Amended motion unanimously approved by those present.
- Terri moved to approve the July 17, 2024 Meeting Minutes; Pamela seconded. Jim abstained; all others voted to approve. Motion carried.
- Pamela moved to approve the July 30, 2024 Special Meeting Minutes; Tim S seconded. Jim abstained; all others voted to approve. Motion carried.

3) RESIDENT & GUEST PARTICIPATION (3-minute limit per speaker)

- None.

4) ADVANTAGE ITEMS

- Matt O'Donnell reported that 8/16 and 8/23 were Tree Days. The Committee discussed the watering of pond plantings at some length, with Matt reporting that Advantage had received complaints from neighbors in the vicinity about the noise of the watering truck. Matt warned the Committee that Advantage was probably spending \$480-500/week of the watering budget for plants that would cost \$250 to replace, and that meant an opportunity cost for watering that wouldn't get done elsewhere. Maintenance of the pond plantings from last year's grant/volunteer effort are not in scope for the current Advantage contract, but will be included in next year's. The Committee may need further discussion on how to best maintain those pond plantings for the balance of 2024.
- Lime Testing: Matt said the pH results were expected any day, and that would inform the plans for lime treatments. Matt advised that September would be too early for lime treatments, because the presence of fall leaves could interfere with the breakdown of the lime pellets, and therefore not be cost-effective. He recommends we do the liming in the November-December time period. In

response to questions from Pamela, Matt further advised that the lime treatments won't make a difference to any overseeding we do, and that doing pH testing earlier than the contracted April timeframe could produce false results if we didn't allow time for the lime to work. Matt suggested that the GC consider establishing a "Turf Budget", wherein the GC could plan treatments by section: here needs seeding, here needs com[posting, etc. Matt also pointed out that some limited composting already takes place, when Advantage composts leaves in shady areas where the leaf cover isn't too heavy, and he pointed out that the soil tests done previously are already showing a good level of organic material in many areas (i.e., no additional composting needed).

- Proposals/Fall Landscaping: Matt will submit a revised Proposal 2567 based on changes suggested by Pamela and Terri at the meeting.

5) POND ISSUES

- Pond Management Update: All tested parameters within range. Tim P reports that there's a large stick partially submerged in the water that looks like a boa constrictor; he'll have it removed to avoid frightening residents. The cattails have been sprayed and are due to be cut/removed soon. Pamela has asked Tim to have the contractor try to reposition an aerator that has somehow moved to be too close to the fountain.

6) PMP REPORT

- Monthly Financial, Major Projects, and Invoice Tracking reports were reviewed. Pamela asked Tim if we planned to use all of our "tree money"; Tim anticipates using all of the available funds. Jim commented that it looks like we have \$50K in Additional Landscaping left to cover the lime treatments, but Penny and Tim P reminded him that any other commitments, like the Fall Landscaping, overseeding, and revised proposals from Advantage were also expected to come out of that. Going forward, Tim P will try to remind the GC of "funds committed" that would draw down the remaining balances before they show up on the Financials.

7) OLD BUSINESS

- Landscape Bids: After a detailed discussion on composting options, it was determined that the addition of composting to the annual Landscaping contract was out of scope and that composting plans need to be considered separately (see previous discussion on turf planning). The Committee therefore revisited the bids for the three-year contracting period. Pamela moved to award the contract for the 2025-2027 Landscaping contract to Advantage; Tim S seconded. Approved unanimously by those present.
- Benches on CountrySide Blvd and Algonkian Parkway were discussed again, with more questions raised on materials of construction and various options. Tim P to gather additional information requested and report back to the Committee members.
- Department of Forestry Walkthrough (August 16) to be rescheduled at request of DOF representative.

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- Bamboo Walkthrough (July 22) with representatives of Loudoun County Board of Supervisors: See August Courier article for details.
- Asphalt/Pavement work updates will be available next week.

8) NEW BUSINESS

- Pear Tree Replacements: Pamela moved to accept Advantage's proposal in the amount of \$13,765 for replacement plantings along CountrySide Blvd, with the stipulation that any substitutions will require Grounds Committee approval; Jim seconded. Approved unanimously by those present.

9) INFORMATIONAL ITEMS

- Tree List and Storm Damage List were reviewed.
- 2025 Budget Requests – Please have to PMP by September 1.
- Pamela asked Tim to obtain a map from Advantage, with their indications of which areas needed aeration and overseeding, especially along major roadways. Pamela reminded the group that last year, the Board had asked Grounds to focus more on common areas deeper in the neighborhoods, so the main roadway areas were still in need of more attention. She thought that Matt could use the maps to develop pricing for treatments in those areas.
- Pamela informed the Committee that CountrySide will likely be awarded one of the anticipated grants through LIRA's pilot program for invasives removal work this fall. Many thanks for your efforts here, Pamela!

10) ADJOURN

- Meeting Adjourned at 8:57 PM. Next meeting is scheduled to be held remotely at **7:00 PM** on **Wednesday, September 18, 2024**.