

As communicated last week, members of the Architecture and Grounds Committee have begun to more actively engage our contractors to ensure contractual compliance with community expectations.

Our pond maintenance vendor, Black Lagoon, was onsite on June 19 to evaluate our ponds and determine the cause for the excessive algae growth. Algae grows due to excessive nutrients in the water and sediment. The large amount of construction within and adjacent to the community is contributing to the issue.

They recommended a more aggressive treatment regimen for algae blooms. The current contract, signed in early 2021, called for a monthly treatment of the water. We will be moving to a twice per month schedule for algae control. Additionally, they will begin to apply monthly weed control to the banks of each pond. They will return in the first half of July for our next treatment.

On landscaping, we have scheduled our irrigation company to adjust Townhome sprinklers to water planting beds. You will see Aquamist employees working on this next week. This is being done in preparation for HOA and Pulte funded plant replacements for townhomes.

We have finalized the common area plant replacement inventory. This inventory includes townhome, flat and clubhouse areas (single family homeowners are responsible for their planting beds). The list of plants that were installed less than one year ago were submitted to Pulte on June 22 for replacement. Those over a year are being replaced by the HOA. We are waiting on a final quote from Lawns by Yorkshire for signature by the Board. Lawns by Yorkshire was given the list on June 22.

As part of ongoing vendor management, we now meet weekly with our landscaper to address deficiencies and ensure contractual compliance. We spoke to them about uneven mowing and more timely application of weed control for clover and other weeds. We also addressed clearing sidewalks of landscaping debris so it's not left overnight. Lawns by Yorkshire has committed to applying fertilizer and weed control next week.

We will also be implementing more aggressive vendor management with our irrigation company. The irrigation system has been problematic and the contractor has not been communicative as to when they modify the system and why we are having issues.

The system was turned off during the paving period. Effective June 23, half of the site runs on Wednesday, Friday and Sunday (encompassing Applegate, most of Broom, the Townhomes, & most of the Multi Story Units). The other half runs on Tuesday, Thursday and Saturday (encompassing Cunningham, Hadley, Doyle & some of the Multi Story Units). The system is active starting at roughly 10PM and continues until approximately 6AM.

Lastly, the fountain vendor is scheduled to arrive next week to fill the basin and start the fountain feature. The repair work Pulte did has made a major difference as can be seen on the website home page.