

Country Club Towne Homes

A History Of

Common Area Improvements

07/16/20

Southwest Bridge – 2014

Before



After



Front Entry – 2016/2017



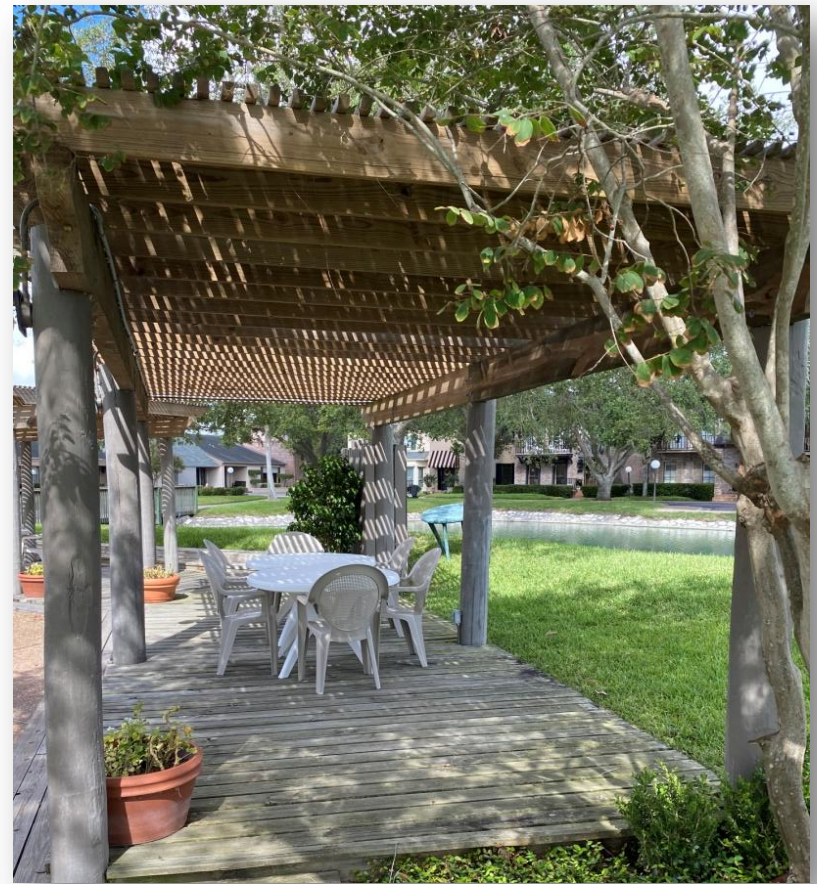
- New Pavers
 - Everhart Road
- New Planter Boxes
 - Everhart Road
 - Guardhouse
- New Shrubs
 - Guardhouse Planter



Bridge Arbor and Bench - 2017



Island Patio Arbors - 2017



Southeast Bridge - 2017

Before



After



Northeast Bridge - 2017

Before



After



2018

Landscape Committee

Beautify the Park Area

Problem

- Units 137, 139 and 140 landscaping is unattractive
- Grass will not grow in front shady areas
- Drainage problems at Unit 137 and 140

Solution

- Hire Benchmark Landscapes
- Install 2,304 jasmine plants divided among three units
- Re-grade Unit 137 and 140 to correct drainage problems

Project Cost

- \$4,446
- Board Approval

Before

Unit 137



Unit 139



Unit 140



After



Unit 43 – West Side



Replace rotted landscape timbers
... with Austin Stone

2019

Landscape Committee

Goals

- **Design and Implement a Landscape Beautification Plan**
 - Beautify our Property
 - Simplify Landscaping
 - Minimize Maintenance Requirements
 - Utilize Hearty Plant Materials
 - Improve Property Values
- **Committee Members**
 - Karen Gregory, Chairman
 - Jeanene Hummell
 - Jean Albright
 - Judy Buchanan

Landscape Committee 2019

Phase I Planning

- Review Landscaping for All Units – January 2019
 - Document
 - Photograph
- Identify Priorities – February 2019
 - Phase 1 – Entry and Pond Area - 25 Units
 - Phase 2 – Later - Other
- Document Material Requirements for Phase 1
 - Quantity, type and location
- Create and Issue RFP – Labor/Material Needs – March 27, 2019
 - Gills Nursery
 - Maldonado Landscaping
- Review RFP Responses and Choose Contractor
 - Gills Nursery
- Establish Budget for Phase 1 - \$7,500
 - Material and Labor Cost

Landscape Committee 2019

Phase I Plan Approval and Implementation

- Committee Presentation to Board – April 16, 2019
 - Detailed plan
 - Detailed labor and materials budget - \$7,500
- Board Approval – April 16, 2019
- Board Communication – May 21, 2019
 - President letter hand delivered to all unit owners announcing landscape plan
 - Landscaping goals and objectives
 - Common area reminder
- Property Manager Communication - June 3, 2019
 - Letter hand delivered to 25 unit owners affected by landscape changes
 - 1,3,6,13,14,17,18,19,21,25,26,27,28,29,30,32,36,111,112,116,117,126,127,128,129
 - Plant materials to be removed
 - New plant materials to be installed
- Implementation – June 12, 2019
 - Gills Nursery project responsibilities
 - Plant material supplier
 - Plant material removal
 - Plant material installation

Flagpole



Entry / Exit Walls

Exit



Entry



Replace dying Liriope plants
Install drip irrigation

Entry Brick Alcove

(Behind Unit 6)

Before



After



Remove misplaced plant materials
Prune plant materials

Unit 1

Before



After



New Plant Materials

- 40 Mondo Grass plants left front bed
- 1 Viburnum shrub right front corner
- Grass filling in gap between left Mondo Grass and lawn

Other

- Mesquite tree removed from front yard in past

Unit 3

Before



After



Plant Removal

- Existing shrubs left of entry way

- Existing mother-in-law- tongue plants right side

New Plant Materials

- 7 Viburnum shrubs left of entry way

- 2 Foxtail Ferns in place of mother-in-law- tongue plants right side

Other

- Owner agreed to remove potted plants from the left and right side of entry, ahead of planting

Unit 6

Before



After



New Plant Materials

- 1 Bicolor Iris in front of right side air conditioning unit
- 1 Viburnum shrub right front corner of unit

Unit 7

Before



After



- Remove landscape timbers front left
- Remove ivy from Unit 8 courtyard wall
- Remove fern near brick wall
- Tree-Plant on RF. Cut some branches jutting forward & into porch. Shape up.
- Straighten out edging blocks.
- New Grass needed where Fern was.
- Bend-a-board to define FBeds.

Unit 8

Before



After



- Remove ivy from courtyard walls
- Remove palm next to front door.
- Trim back remaining palm where touches home.
- Remove all Ferns from courtyard.
- Place new grass everywhere after determining reason why grass dies.

Unit 9

Before



After



New Materials

2 Giant Liriope to replace small Liriope
Sod, where needed

Unit 14

Before



After



New Plant Materials

1 or 2 Indian Hawthorne shrubs left front

Other

Remove LF large Liriope and reuse.

Add 2 Med Liriope on each side of walk at porch

Unit 17

Before



After



New Plant Materials Front

Sod front left and right

Relocate Foxtail ferns to front planter

New Plant Materials Left Side, Other

3 Ginger plants left side

New brick cap installed on left side planter box

2 dwarf Philodendrum in left side planter box

Foxtail ferns at base of left side planter box

Unit 18

Before



After



New Plant Materials

3 Indian Hawthorne shrubs right of front porch

1 Indian Hawthorne shrub right side end of hedge near sidewalk

Unit 19

Before



After



Plant Removal

Lantana outside, left of entry gate

New Plant Materials

1 Hawthorne shrub outside, left of entry gate

Unit 21

Before



After



Plant Removal

- Foxtail ferns left front of porch
- Removed limb from oak tree

New Plant Materials

- 8 Liriope left front and side of porch
- 1 Viburnum shrub right front

Unit 25

Before



After



New Plant Materials

- 5 Asian Jasmine plants right front to fill in the open area
- 1 Katrina Iris right front (to match one on left front)

Other

- Remove all ivy from front wall
- Remove vertical wood edging
- Align right front Foxtail ferns and extend to porch

Unit 26

Before



After



New Plant Materials

- 5 Asian Jasmine right front to fill in empty spaces
- 1 Viburnum shrub right front

Other

- Transplant 2 DYHs to come forward in yard on RF to up against wall in line with other ones.
- Add 1 more DYH.
- Remove BXW on RF end
- Trim jasmine from growing under plants
- Remove liriopse on RF & Xanadu
- Add a 2 jasmine where DYHs were

Unit 27

Before



After



New Plant Materials

2 Viburnum shrubs right front to fill in gap/open space

Other

LF Side Oleander, trim down.

Inside front patio remove small tree. RF

End. Remove Liriope and plant 1 VIB.

Unit 28

Before



After



New Plant Materials

5 Viburnum shrubs right of entry between existing Yew trees

Other

Replace brick lined planter and Ixora plantings with sod

Trim 2 Yew trees away from windows and reshape top

Unit 29

Before



After



New Plant Materials

1 Dwarf Yaupon shrub in front of porch at sidewalk

Note

Lattice work ballusters replaced with vertical style

New paint color and trim

Unit 30

Before



After



Plant Removal

Variegated liriope on right front

New Plant Materials

15 Mondo Grass plants right front to match left front

Sod added to right side to fill in gap between grass and bed

Other

Trim Boxwoods into rounded shape

Unit 33

Before



After



Add 2 large Liriope on LF corner

Unit 36

Before



After



Plant Removal

Ivy plants right of front porch

New Plant Materials

Asian Jasmine right of front porch to coordinate with center Asian Jasmine

Unit 41

Before



After



Remove plants and edging from LF Walkway
Add Sod.

Unit 43

Before



After



On LF Walkway, Remove rocks, stone and foliage. Plant Sod.

Unit 60

Before



After



Trim back overgrown bottle brush shrubs

Unit 70

Before



After



Plant Removal

Sage bushes left and right

New Plant Materials

Indian Hawthorne right and left

Katrina Iris left and right of steps



Unit 78

Before



After



Remove vertical landscape timbers
Install bendaboard

Unit 80

Before



After



Trim back front shrubs

Unit 99

Before



After



Remove avocado tree

Unit 108

Before



After



Remove vertical landscape timbers
Install bendaboard

Unit 109

Before



After



Remove vertical landscape timbers
Install bendaboard

Unit 110

Before



After



Remove Sage bushes
Install Liriope

Unit 111

Before



After



Plant Removal

Ligustrum shrubs left side of garage

New Plant Materials

8 Viburnum shrubs left side of garage from gutter downspout

Add ferns from existing ferns to gutter downspout left side of garage

Unit 112

Before



After



Plant Removal

Boxwood shrubs left and right front of unit

New Plant Materials

9 Viburnum shrubs left and right front of unit

Liriope left and right of front porch

1 Katrina Iris in front of left rear air conditioning unit

Unit 116

Before



Plant Removal

- Plant materials in front of porch to sidewalk
- Plant materials both sides of walkway at sidewalk

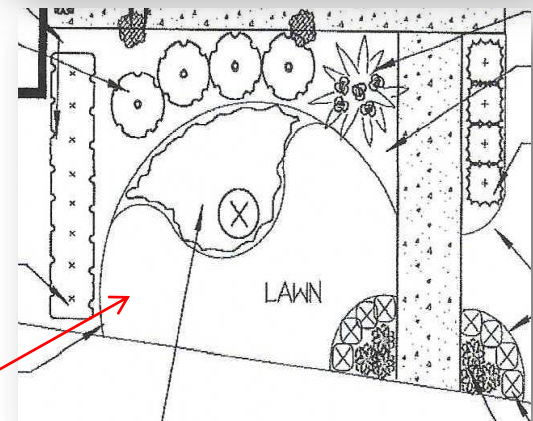
New Plant Materials

- 9 Yaupon Dwarf Holly in front of porch to sidewalk
- 2 Spider Lily clumps left side of walkway at porch
- 2 Spider Lily clumps right side of walkway at porch
- 1 Viburnum left corner of front porch
- New sod between tree and new front bed

Other

- Oak tree trimmed
- Metal edging Remove
- Follow Gills Nursery plan as much as possible

After



Unit 117

Before



After



Plant Removal

1 diseased Viburnum shrub right front

New Plant Materials

1 Viburnum shrub right front as replacements

Unit 121

Before



After



New Liriope left and right of walkway at sidewalk
Remove birdbath from common area

Unit 126

Before



After



New Plant Materials

1 Spider Lily right front at porch

Unit 127

Before



After



Plant Removal

- 3 Boxwood shrubs at end of right front

New Plant Materials

- 3 Boxwood shrubs right front as replacements

- 1 Yew shrub left front

Unit 128

Before



After



Plant Removal

Boxwood and Ligustrum shrubs from front

New Plant Materials

12 Viburnum shrubs in front

Other

Prune oak tree

Unit 129

Before



After



Plant Removal

Oleander shrubs left of palm and right of planter

New Plant Materials

Pittosporum shrubs left of front palm tree

Pittosporum shrubs right of planter

2020 Landscape Plans

2020

Landscape Committee

Phase II Goals

- **Design and Implement a Landscape Beautification Plan**
 - Leverage Phase I Success
 - Beautify our Property
 - Simplify Landscaping
 - Minimize Maintenance Requirements
 - Utilize Hearty Plant Materials
 - Improve Property Values
- **Committee Members**
 - Karen Gregory, Chairman
 - Jeanene Hummell
 - Jean Albright
 - Judy Buchanan

Landscape Committee 2020

Phase II Planning

- Review Landscaping for Target Units
 - Document
 - Photograph
- Identify Priorities and Devise Improvement Plans
 - Committee review and vote
 - 21 Priorities Identified
- Document Material Requirements
 - Quantity, type and location
- Create and Issue RFP – Labor/Material Needs
 - Gills Nursery
 - Maldonado Landscaping
- Committee Review RFP Responses and Choose Contractor
 - Maldonado Landscaping
- Establish Budget - \$5,743
 - Material and Labor Cost

Landscape Committee 2020

Phase II Plan Approval and Implementation

- Board Approval on March 17, 2020
 - Detailed plan presented to Board
 - Labor and materials budget - \$5,473
- Property Manager Communication -
 - Letter hand delivered to unit owners affected by landscape changes
 - Plant materials to be removed
 - New plant materials to be installed
- Maldonado Agreement Signed on May 5, 2020
- Maldonado Implementation May 13, 2020
 - Project responsibilities
 - Plant material supplier
 - Plant material removal
 - Plant material installation

Unit 1

Before



After



New Plant Materials

- Redefined front left bed
- Bendaboard edging installed
- New grass installed

Unit 4

Before



After



Plant Removal

Invasive Iron plants, left front

Dead grass, right front beneath oak tree

New Plant Materials

2 Ginger plant, left and right front

1 Viburnum shrub, right front

Jasmine plants, right front beneath tree

Bendaboard outlining walkway and sidewalk



Unit 5

Before



After



Plant Removal

Existing grass, front left

New Plant Materials

Jasmine plants, front left

Bendaboard around jasmine

Unit 11

Before



After



Remove dead Chinese Tallow tree, right side

Unit 23

After



Landscape Request Form Approved
Remove Ligustrum shrubs on East side
Replace with Orange Ixora shrubs

Unit 30

Before



After



Changes

- Reduce left and right front bed
- Installed bendaboard in right bed
- Add sod to gap area left and right

Unit 36

Before



After



Plant Removal

Cedar tree, left front

Plant Additions

3 Viburnum shrubs, left front

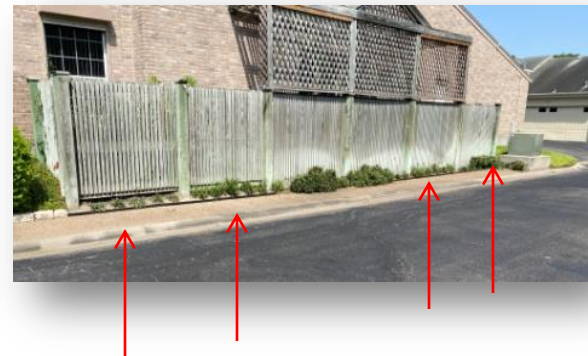


Unit 63

Before



After



New Plant Materials

20 Ruella plants, between fence and sidewalk

2 Bendaboard edging between sidewalk and plants

Unit 67

Before



After



Plant Removal

1 Ixora, right front

New Plant Materials

1 Viburnum shrub, right front

Unit 75

Before



After



Plant Removal

- 1 Orange Ixora, center
- 2 Croton's, left and right

New Plant Materials

- 5 Foxtail Ferns, right front
- 6 Stepping stones, right front

Unit 76

Before



Plant Removal

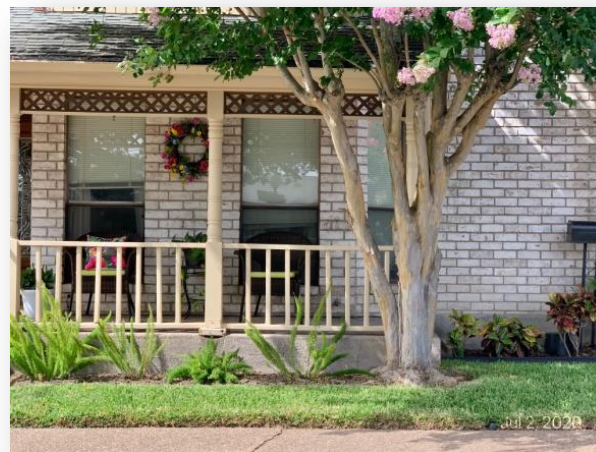
1 Large Firebush, right front

New Plant Materials

1 Foxtail fern, front

4 Croton's, right front (replacing Firebush)

After

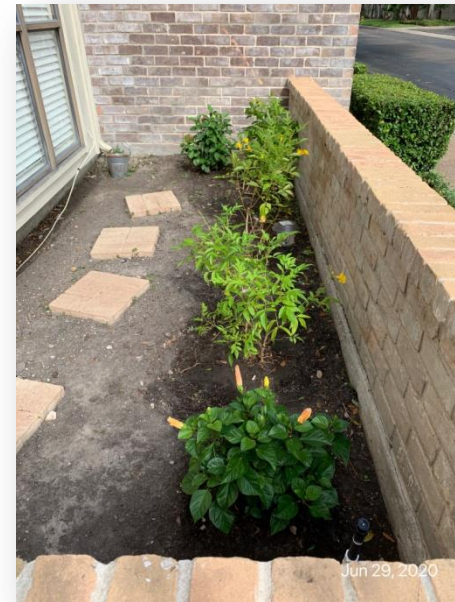


Unit 80

Before



After



Plant Removal

- 3 Lime trees
- 1 Bougainvillea

New Plant Materials

- 3 Yellow Esperanza trees in front of windows
- Owner planted 2 Hibiscus shrubs

Unit 83

Before



After



Plant Removal

- Miscellaneous shrubs and plants in planter

- Miscellaneous plants and rocks at base of planter

New Plant Materials

- 4 Foxtail Ferns in Planter

- 7 Liriope Plants at base of Planter

Unit 85

Before



After



Plant Removal

Numerous overgrown asparagus ferns in courtyard

1 Lime tree in courtyard

New Plant Materials

4 Macho Ferns, in courtyard

8 Kolanches, in courtyard

3 Liriopes, at base of wall and sidewalk

Unit 86

Before



After



Plant Removal

2 Dwarf philodendrum's, left of fireplace

New Plant Materials

3 Foxtail Ferns, right of fireplace

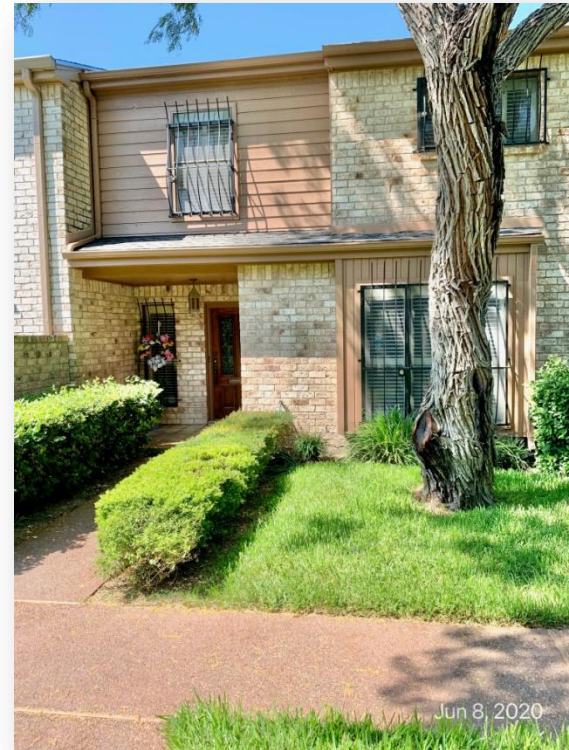
1 Philodendrum, left of fireplace



Unit 98

Before

After



Plant Relocation

Move 1 Dwarf Yaupon Holly from back to front of entry

New Plant Materials

3 Liriope in front; 2 left and 1 right

Unit 99

Before



After



Plant Removal

Miscellaneous shrubs right front

New Plant Materials

5 Yellow Ixora plants, right front

Unit 100

After



Plant Removal

Owner removed previously planted Boxwood shrubs

New Plant Materials

10 Dwarf Yaupon Holly, front left and right

6 Liriope, north side of wall

Unit 116

Before



After



Problem

Grass will not grow around the rear of oak tree

New Plant Materials

40 Jasmine plants surrounding rear of oak tree

Sod left front walkway

Bendaboard around shrubs to entry

Future

Remove ferns from base of oak tree

Unit 129



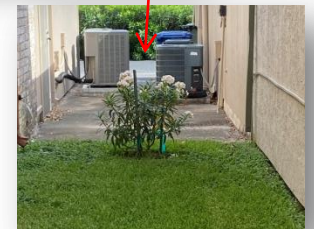
Install Austin stone edging

Unit 132

Before



After



Plant Removal

Large Firebush, left front

New Plant Materials

1 Hibiscus plants, sidewalk bed

1 Dwarf Oleander, right side in front of AC unit

Unit 136

Before



After



Problem

Shrub bed too large

Solution

Reduce bed size

Install bendaboard to define new bed

Deep till soil

New Plant Materials

Sod in former large shrub bed

Unit 137

Before



After



Problem

Grass not growing

Solution

Deep tilling of soil

New Plant Materials

Sod in bare area by sidewalk

Park at Unit 140

Before



After



Problem

Grass not growing

Solution

Deep tilling of soil

New Plant Materials

Sod in bare area around light pole

Sod in bare area around island planter

Unit 143

Before



After



Problem

Grass dying in entire front area

Solution

Deep tilling of soil

New Plant Materials

Sod installed in entire front area

South Fence at Unit 123

Before



After



Problem

Unattractive and dangerous Pyracantha shrubs lining fence

New Plant Materials

Remove Pyracantha shrubs

Install 18 new Dwarf Oleanders

Other

New drip irrigation system installed



Island

West Bridge Entry



New Katrina Iris

Island Planter



New Variegated Liriope

Country Club Towne Homes

Committed To

Common Area Improvements