

**VGC Board Meeting 5/26/21  
Common Area Maintenance/Landscaping Committee**

**Activity Since Last Board Meeting**

**1) West Pond Draining....John Jaso report**

**2) Broken Limb & Total Tree Removal....N GVW near Larch**

- **Recent thunderstorm broke one large “V” branch of tallest crown branch; Ike’s crew cut it up & hauled away debris.**
- **The break also took out about 1/3 of the diameter of the other part of the “V” of the tallest crown branch which hangs over a V2 neighbor’s backyard fence and house. The tree remaining after removal of the remaining “V” was badly misshapen and filled with large dead branches. This made removal of the entire Ash tree a necessity.**
- **Town & Country Landscaping cut down the tree and ground out the stump. Irrigation lines and control wires were cut during the stump grinding, necessitating shutdown of the irrigation system to the GVW trees and V1.**
- **Ike’s crew repaired the irrigation pipes and control wires 5/25....irrigation has been turned back on.**
- **John Jaso has set aside a seedless red maple at Wenzel’s. It will be planted this week by volunteers.**
- **Anticipated costs...estimates only:**

<b>Town &amp; Country Landscaping</b>	<b>\$870</b>
<b>Ike Muro (cutting &amp; disposing of storm-damaged limb; repair of irrigation lines &amp; control wires, &amp; new topsoil addition)</b>	<b>\$600???</b>
<b>Replacement Red Maple tree</b>	<b>\$300??</b>
<b>Tree planting by volunteers</b>	<b>\$0</b>
<b>Preliminary estimate...invoices not received yet</b>	<b>\$1,770</b>

**...recommend charging to Reserve subaccount “GVW Tree Care”, subaccount 1086-00**

### **3) Refurbishing/Simplifying V8 North & South Parks**

- **V8 parks were a maintenance nightmare last year, particularly in planted beds on the perimeter in which weeds were choking out the landscaping plants in these irrigated areas.**
- **A project to remove shrubs and the worst of the planted beds and convert those areas to irrigated grass was approved by the Board last year.**
- **Ike's crew did some of the preparatory work in 2020 and finished the project this year. Ike continues to address some follow-up irrigation & seeding issues...grass is beginning to germinate. These areas will now be mowed vs hand-weeded like last year.**
- **Ike invoiced VGC for all of the 2020 & 2021 work earlier this year. Cost estimated last year was \$3,600 plus tax...I can't locate actual invoice. Board is charging this project to the Operating Budget.**

### **4) V1 Common Area Irrigation Repair & Addition of Topsoil to Replace Predominantly Rock Previously in Area**

- **The area in V1 common area south of Jim Hawkins' backyard fence has been unable to grow grass for years, resulting in gravel and rocks being sloughed into streets...and lawn mowers hitting the rocks & breaking residence windows.**
- **Underlying problem was two-fold: 1) An irrigation riser was broken, and; 2) The underlying soil was predominantly rock and gravel, apparently a rocked access area built by the Developer during V1 construction 20+ years ago.**
- **The solution was to excavate the 20' long x 3' wide x 1' deep rocked area and have Smith Brothers repair the irrigation line. Thanks to V1 neighbor, Jim Hawkins, who dug out all of the rocked area and volunteer V9 volunteers, Paul Espinosa & Sharif Bakoum, who helped load and dispose of the rocky soil!! Otherwise, this project cost would have been much higher!**
- **Ike's crew will haul in new topsoil 5/26/21 & I will seed the area with grass seed.**
- **Smith Brothers has invoiced \$174 for the irrigation repair. I anticipate Ike will invoice up to \$300 (estimate only) to buy & deliver the replacement topsoil. Recommend charging this project to the Operating Budget.**

#### 4) Walking Trail Concrete Replacement

- In 2019 and 2020, to address safety issues on the walking trails, we concentrated on grinding the “cracks” (areas where one section of concrete were higher than the adjacent section) to remove “tripping hazards”.
- Next stage of the project is to replace sections of concrete that are cracked and present “tripping hazards” that can’t be corrected by concrete grinding.
- Safety Committee has recommended replacement of several badly-cracked, unsafe sections of concrete on the walking trail 100 ft east of Bridge 3 south of Garrison Creek
- The Reserve Spending Plan has programmed in 2021 and 2021 estimated spending of \$5,000 and \$15,450, respectively, in subaccount 1027-01, “Non-GVW Concrete Replaement.
- Have obtained bid of \$2,745 plus tax for replacing the most hazardous broken concrete section near Bridge 3...plus bids for 3 other “risky” sections of concrete in the range of \$2,500 - \$3,700 per section.
- To test the new contractor, Lozano Absolute Construction, we are requesting Board approval to spend \$2,745 + tax for the most hazardous concrete section....or, if it can be negotiated, up to \$5,000 max for replacing the most hazardous section and the 2<sup>nd</sup> most hazardous section.

#### 5) Reserve Spending Financial Recap

Subaccount	4/30/21YTD Spending	Total 2021 Estimated Spending Level in Reserve
1086-00 “GVW Tree Care”	\$ 857.80	\$30,000
1086-00 “Non-GVW Tree Care”	\$2,001.04	\$5,000

--- I anticipate we will be favorable in both subaccounts at yearend.

Submitted by Ray Goff  
Volunteer, Common Area Maintenance/  
Landscaping Committee

