

VGC Annual HOA Meeting 12/5/21
Volunteer Common Area/Landscaping Committee Report

1) Core Committee members are John & Yvonne Jaso (V7); Tom Emmerson (V6); Dan Halstrom (V6); Donna Fisher (V5), and; Ray Goff (V6)....assisted unselfishly as needed by Joe and Bonnie Roemer (V8); Denise Bartlow (V5); Paul Espinosa (V9); Sharif Bakoum (V9); Barb Larson (V8), and; Dennis Olson (V8). A sincere “thanks” to all!

2) By far the largest, most complex project overseen by the Committee in 2021 is the West Pond Project.

- Objective was to drain and dredge the West Pond to increase quality of the pond water.
- Primary contractor was Eagon Excavating and Construction of Walla Walla, who completed the draining and dredging portion of the project in the October 14 – November 5, 2021 timeframe.
- Pond has now completely refilled with natural spring water & is very clear vs the previous unappealing, opaque, yellowish-green color it exhibited.
- Remaining landscaping work to be completed prior to March 2022.
- Total projected cost is \$85,000...i.e., very favorable to the \$160,000 estimated spending in the 2021 Reserve Plan
- Additional details provided in Attachment 1.

3) Refurbishing/Reducing Maintenance Costs in V8 North and South Parks

- The V8 parks were a maintenance nightmare in 2020, particularly in the planted beds on the perimeter in which weeds were overrunning the landscaping plants in these irrigated areas
- The Committee helped scope out the project and gain ARC & Board approval and funding to address the problem.
- In March 2021, the Ike Muro Landscaping crew finished the removal of landscaping plants & high-maintenance shrubs and re-seeding of those areas.
- The parks are now much more manageable with most of the previous hand-weeding, weedwacking and chemical application on the beds replaced by the simple mowing of the new grass areas.
- Total cost of the project was \$3,478 charged to the Operating Budget.

4) Walking Trail Concrete Replacement

- In 2019 and 2020, the Committee addressed dangerous “tripping hazards”, in which an outside contractor and Ike Muro Landscaping crews ground down uneven concrete at the intersections of adjacent sections of concrete sidewalk.
- In 2021, the VGC Safety Committee recommended replacement of several sections of badly-cracked sidewalk east of Bridge 3 and in between Bridges 2 and 3.
- In July 2021, contractor Lozano’s Remodel LLC demolished and re-poured new concrete on the two most hazardous sections; the total cost was \$5,000 which was funded by the Reserve.
- We have reviewed the quality of Lozano’s work since July and are satisfied with the work. We are now awaiting bids to address the next most-hazardous concrete sections to be addressed in 2022, with estimated spending of \$15,450 included in the 2022 Reserve Plan.

5) Dead Limb Removal & Tree Canopy Raising on Garrison Village Way

- The project scope was to remove the extreme overhang of dead limbs and raising the tree canopy over Garrison Village Way from Larch St to the Clock Tower Circle.
- The Committee defined the scope of work, received bids from contractor Tree Monkeys LLC and received ARC and Board approval to proceed with the project.
- Contractor Tree Monkeys LLC completed the work in the July – August 2021 time frame at a cost of \$15,457, funded by the Reserve Plan subaccount, “GVW Tree Care”. We estimate we will be favorable yearend to the “GVW Tree Care” estimated spending in the 2022 Reserve Plan.

6) Larch St Entry Refurbishment

- This project involved removal of aging, overgrown arborvitaes on the north and south sides of GVW between Larch St and the west end of the Village 5/Village 6 alley; the removal of overgrown trees overhanging Village 2 fences and residences; the removal of overgrown trees blocking the view of southbound traffic on Larch St approaching GVW; planting suitable replacement shrubs, trees and flowers, and; dressing the reduced, reshaped planting beds with decorative bark.

- The Committee designed the scope of work, received bids for the various sub-projects and received ARC and Board approval to proceed with the project.
- The project was done by a number of contractors supplemented by volunteer labor. The bark has not yet been applied to the planting beds.
- Anticipated final cost is \$4,900, funded predominantly by the Reserve Plan subaccount, "GVW Tree Care".
- As stated previously, we anticipate the Reserve "GVW Tree Care" subaccount to be favorable by yearend.

7) "Line-of-Sight" Tree and Shrub Removal: These are separate projects in which we have removed overgrown trees and shrubs blocking pedestrians' & automobiles' view of oncoming traffic. The Committee defined each individual project, obtained contractor bids and received ARC and Board approval to proceed with each project. We also supplemented the work with volunteer labor whenever possible.

- Gazebo Circle...several overgrown trees and shrubs were removed and the lower limbs of some evergreen trees were removed from the intersection of the walking trails and the Gazebo Circle.
- Intersection of the Village 10 Entrance/Exit and Garrison Village Way...two large clusters of overgrown Red Twig Dogwood bushes were removed and several overgrown evergreens were severely trimmed back to address Village 10 concerns with traffic visibility. Tree Amigos Landscaping LLC did this work as part of their contracted shrubbery trimming contract.
- Intersection of Village 7 Alley & Garrison Village Way...two overgrown willow bushes were removed and the lower limbs of an overgrown evergreen were removed to address Village 7 concerns with traffic visibility. This work was done with volunteer labor and equipment.
- Intersection of Walking Trail 1 and north side of SE Creekside...large overgrown clusters of wild roses, Red Bud tree volunteers and Red Twig Dogwood were removed and the lower limbs of an overgrown evergreen were removed by Tree Amigos Landscaping, LLC...and funded by the Reserve subaccount "Non-GVW Tree Care". We anticipate this Reserve cost subaccount to be favorable by yearend.

8) Opportunistic Removal of Overgrown, Over-Crowded, Diseased and/or Inappropriate Trees and Shrubs

- These are various completed and planned projects in which the Committee identifies overgrown, diseased or otherwise inappropriate trees and bushes along our walking trails and recommends them to ARC and the Board for removal and, if appropriate, the replanting of suitable replacement trees and shrubs.
- The Committee does many of these projects with volunteer labor. For other projects, we also obtain contractor bids and oversee any removal work and replacement plantings. The contractor jobs are funded by the Reserve subaccount "Non-GVW Tree Care".
- We anticipate this Reserve cost subaccount will be favorable by yearend.

9) Mentoring Tree Amigos Landscaping LLC as this newly-formed company takes over the landscaping contract for Villages 6,7, 8 & 9 and VGC common areas following the death of our beloved landscaper, Ike Muro. Please contact Ray Goff or John Jaso if you want additional information on this ongoing work.

10) Completed & Ongoing Volunteer Projects

- Mowing & trimming of grass & trimming of blackberry bushes along the walking path south of Garrison Creek.
- Storm damage cleanup on Garrison Village Way, walking trails 1,2 & 3 and south of Garrison Creek. The Committee does as much of this as they can & recommend & oversee contractor assistance for overwhelming and/or dangerous storm damage cleanup.
- Planting of replacement flowers, shrubs and trees along Garrison Village Way, the walking trails, the Gazebo Circle, the Clock Tower Circle and other VGC common areas. The Committee does as much of this as they can & recommend & oversee contractor assistance as needed.
- Thank you, volunteers!!!

Ray Goff, Volunteer, Committee Lead

VGC West Pond Dredging... Oct 14 – Nov 5, 2021
11/16/21 Summary

- Our West Pond hadn't been dredged in almost 20 years
- Accumulation of duck droppings; airborne & waterborne dust, and; decomposed fish, leaves and other organic matter had made the Pond very shallow...about a 2 foot average.
- Due to shallow water and the intensity of "muck", algae control by water aeration, water recirculation, and addition of chemicals were no longer effective in controlling algae.
- The result was that the Pond water developed an unappealing yellowish-green color, resembling a domestic wastewater treatment pond. We anticipated this situation would also lead to increased Pond odor and increased mosquito breeding.
- Our solution was to pump out the Pond water and excavate the sediment. After initial dewatering, we had to continue pumping 24 hours per day to remove incoming water from at least four underground springs.
- Contractor Eagon Excavating and Construction then removed almost 400 cubic yards of organic silt and gravel, deepening the pond to an average 5 foot depth with 7 foot maximum depth. For perspective, 400 cubic yds would completely fill every room, closet and cabinet in a 1500 sq ft house.
- The Excavated fill was spread on a nearby farm to fill in low spots.
- Pumping and dredging are now complete...the sidewalk north of the Pond has been rebuilt...and new sod has been laid between the new sidewalk and GVW.
- Work remaining: 1) Spread gravel on small section of Pond that was not graveled by Eagon's equipment; 2) Spread decorative bark on muddy area north of Pond; 3) Remove some of the overgrown ornamental grass and other shrubs blocking view of the Pond; 4) Leveling of the area around the south park bench to make it more accessible and safer for use by neighbors walking the trail; 5) Some low-maintenance plants will be added Spring 2022, and; 6) Compaction of footprint of retention pond site north of GVW.
- Project will be completed prior to March largely dependent on weather.
- Total project cost is estimated to be \$85,000, a significant savings vs the \$160,000 estimate included in the VGC Reserve 2021 Est Spending Plan.
- Additional questions? Please forward to VGC volunteer, Ray Goff at ray@goffvineyard.com