

Park Village HOA Meeting
December 12, 2013
7:00 pm

A. Quorum: Board was present in full.

B. Landscaping proposals:

1. TSI – Turf Service Incorporated - Greg Blaser

+ consistent excellent service with curb appeal + weather permitting, based on specifications w/ full crew to perform the job + 34 year old company founded by his father + mechanic has been on the job 20 years to keep the equipment in service

+ cul de sacs are not getting enough care ; bushes need care; seeding not done well with old plants; entrance ways need more care; Jenks Carpenter entrance has tall height which makes it difficult to prune; cherry pickers are expensive to rent to maintain the height of the tall plants; tank water flowers included in the contract

+ 2 maples at the front door are taking over with the roots that don't allow flowers to grow ; knock out roses; he recommends an arborist to deal with the maples and their scales disease and deep rooting seeding them once a year; limb them up to make the uniform looking;

+ 9 crews a total of 35 people; have several hundred contracts; West Park is the closest to here and Tatum Place are serviced by him; company has no debt and is financially stable; crews are stable on the job site; 27 years of experience; located in Cary; each crew has a foreman and a personal drive through by him and his assistant; he budgeted a 5 man crew with a foreman

+ weekly during season: with 5 men and grass is growing with leaf removal includes every week (March/April through November/December)

+ irrigation system: enormous expense and hard maintenance to maintain; better to plant in the winter (Nov., Dec., Jan.); we have a mile of irrigation system; company is not back flow certified; we do irrigation repair

+ dog stations will be emptied but PV will provide the bags – they fill up quickly;

+ Clemson University graduate in 1982 with a landscaping design

+ PVHOA in the future is looking at replacing the Davis Drive fence so we are looking for new landscaping ideas; signal box cannot be removed as per the Town of Cary

+ flowers are included in the budget pricing; summer flowers are ordered in January but planted in May and October; would like to meet on site to present ideas but will come to night meetings

+ ?s on service and curb appeal on the job site; water trucks on flower beds to keep them looking good; weekly visits;

2. Tru Green- Mike – Business Manager/Estimator and Justin Martin – General Manager

+ located in Raleigh; not associated with Tru Green lawn care; 2011 they split off; have highly qualified contractors; national company therefore have equipment to pull from if need be; if a tropical storm or ice event – can call counter part in other areas to come help out in the area (ie.. Hurricane Fran); 3 account managers; crew supervisors

+ hiring standards; verify all employees; criminal background checks and drug screenings done on the labor force; promote from within;

+ not much work in Cary; 22 maintenance crews out of Raleigh with 3 – 7 people per crew for this neighborhood we would have 5 people on the crew; crew leaders are licensed through NC State; pest certified;

?s regarding the size of the crew and is 5 man crew enough to manage this development; once per week crew will be here but the mowing will be weekly; will mow the lawn from the time it starts growing until it doesn't grow but 36 visits is the average; leaf removal means going into the areas and sucking out the leaves; the main corridor will be articulated with the Town of Cary

+ says there is nothing here that they can't get; says he doesn't need a cherry picker;

+ few things: our turf has real high amounts of bahaya grass; best way to keep it out is proper maintenance with herbicide to keep it out with the right amount of water; overseeding is included (listed on page 6 of the proposal and on page 8); 4 turf applications per year with herbicide; pruning is missing the tops; Davis Drive – grassy area doesn't look good – spray out that grass and add another 6 inches of pine straw to keep it tucked on a monthly basis with a nice crisp edge; trees have gotten bigger on the Park Village Drive so a larger 6 inch area would keep it crisp looking; the lariaty is overgrown and loaded with weeds

+ they are certified back flow; they have an irrigation manager which includes irrigation techs; they need to come and do a full audit;

+ have a water truck to water flowers; they commit to once per week to water the flower beds; come in with drought tolerant plants;

+ they have a landscape designer from NC State; free landscape design with CAD drawings which can include taking pictures; recommend removal of some of the plants on Jenks Carpenter; get more sustainable plants that are low maintenance that flower throughout the season (knockout roses)

+ dog stations – weekly basis year round but PVHOA supplies the bags

+ maple trees – need to be limbed up due to low branches to walk on the sidewalk; will monitor them for gloomy scale or powdery mildew will be treated as they come up;

+ consistency of crews: same crew every week; turnover is due to lack of performance, promote from within; have a VISA program through Central America; would maintain a Thursday crew.

+ justification for the \$9000 higher price than other; assessment was done with other managers to determine the hours needed; their crew and labor rates are higher than their competitors; jobs are priced by time and materials; irrigation management; they pay less for their purchasing power.

+ would be willing to adjust the contract to term “as needed” for mowing

3. Jones Landscaping – Jack Jones and Jay Jones

+ business started 40 years ago; family business; landscaping is their mainstay; pesticide license and irrigation certified; uniform company for all crew managers and crew

+ one crew for the mowing + one crew for the pruning + flower person to service the flowers + spray techs to service the pests

+ biggest concern here is that it has gone downhill and it needs TLC + pruning should have been done which hasn't been done + turf concerns + Jenks Carpenter entrance needs to be addressed with beautiful landscaping + pruning and grass need to be addressed

+ 4 man crew is being recommended they currently do Sherwood and Brookstone for just the mowing with other crews coming out to do the rest – Wednesday/Thursday

+ truck their own water; he knows his flowers; 42 is for mowing visits; 10 – 19 years for employees with minimal turnover; same person would be a crew manager;

+ can get up to 25-30 feet without bringing in special equipment; they apply a growth retardant on some plants

- + pruning would be a priority and then the turf after we are cleaned up
- + aeration once a year; see landscape management page in proposals; will manage fire ants
- + we will supply the pine straw but they will spread it
- + dog station – will be emptied once per week
- + will attend the HOA meeting if need be; would rather be proactive rather than reactive; if an issue will be spontaneous
- + knowledge, certification, enough personnel to do the job
- + have worked with Ron before
- + certified techs for the irrigation system; flower beds can be designed with water tolerant plants; have a person to create a design; recommend to start over on the entrances; plants needs to be removed; pruning to lower plants and remove other to let some grow; process to reshape them as well + 2 year cycle to revamp and feed; pruning can be done in the first year + they need direction in what PVHOA wants to accomplish
- + PVHOA wants some serious changes and we will provide a list of priority needs

C. Board decision on the landscaping is Jones Landscaping and Maintenance, Inc. contract. Ron will email them as to the decision for a one year contract with the potential for a second year contract.

Ron is holding all final checks until Fontaine completes what they said they would do.

D. ACC Committee: Lou Makoczy

House in Park Village; residing was done without approval with 4 ½ inch width and another house down the street followed the same vinyl siding and it was approved; agreed to make some corrections. Proposal as it was written was denied, corrections will be completed. Fines can be levied but want the Board to make a decision. Pediments and architectural features have been followed. Ron suggests that the proposal be denied; a letter be sent from RS Finger and an appeal be brought before the Board in January; and a fine be assessed. This is an exception at the moment.

The ACC is looking at bringing the guidelines published on the web site so that the residents at Park Village are aware of how to proceed with changes. Their intent is

to revise is and make it current and place it on the website so all can view it. The board will then create a fine system if future people don't follow the requirements.

E. Discussion about the Annual Meeting

1. Developer ran the first annual meeting and had food available. A suggestion to have the ACC and Swim Team to talk about what is going on. Great idea to incorporate various groups to ask questions, meet other residents. Articles of incorporation are October 8, 1993. We could have the annual meeting in October. Add to that agenda a Xmas party concept.

F. Christmas Party

1. Sherwood Greens resident who owns a home in Park Village is willing to work towards a combined party for next year.

G. Fence

1. An idea of a berm versus a fence on Davis Drive. Couple of concerns re: Town of Cary easement; homeowners may be upset as to their privacy on their personal property.

H. Entranceway

1. Foundation Xperts: proposal to fix the name/sign in the front entrance with cracks and leaning.

\$4800 approved so funds are available via a reserve study and saved \$ via the contract of the landscaper. Board approves cost.

I. Decorations on the Front of PV entranceway:

1. The decorations are not up.

J.. Ceiling:

1. 2 quotes for the ceiling; treated for mold with 2 coats of paint; wallpaper will come off

a. Painting Your World: \$1375

B. Atlantis : \$1740

Board approves Painting Your World proposal. Where the wallpaper is removed, hunter green will be painted.

K. Concrete Company:

1. Ron is meeting with a concrete company to get prices.

L. Thermostat

1. The NEST which is a thermostat that can be regulated better for the clubhouse. Some can be controlled from an iPhone and others can be controlled via temperatures. Wednesdays Mom's club in the morning and the cleaning company comes in on Thursday morning but Ron will ask Central Carolina, a service system for our clubhouse, to see what devices they have available.

M. Swim Team Financials:

1. coaches get a salary and a bonus; the rest of the team is all volunteers.
 - a. what is the criteria for a bonus?

Motion to adjourn at 9:46 pm.