

August 13, 2025

Present: Patrice, Marcy, Charlie

Absent: Melinda

July minutes were approved.

The team considered a proposal from Carolyn Blanco-Losada to consider ground surface alternatives to the grass between Rebecca Askew's and Barry/Harriman home to address the issue of extensive cleanup needed before any social activity on the pedway (due to leaf and tree debris from the linden tree near the CH patio). The team concurred that this is a problem, but because this area is a common element of the community, the team felt that a [topic discussion form](#) would be the best way to address it.

N.B. After review of the form (2 days after our team meeting), it was not clear that the form should be used in this instance. The team has asked the Steering Committee for clarification of the best procedure to respond to this request.

We have received an estimate of \$3,500 from Schulhoff for tree and shrub trimming. The team approved moving forward on this work; however, we will need to shift line items from the current budget to cover the cost. We will shift \$500 from the xeriscape master plan, \$610.50 from landscaping and \$313.30 from equipment purchase for a total of \$1,423.80 to cover costs. No approval is needed from Steering since this is below the \$2,000 threshold.

The team started to discuss next year's Ground Team budget and the potential need to increase the budget for the tree and shrub maintenance line item. More discussion will follow prior to our final budget submission.

We have a wish list contingent on 2025 left over monies (i.e., if we do not spend all the funds allocated for snow removal).

- Second battery for lawn mower
- River rock
- Lawn edger

- Xeric plantings for West Canal flower garden

July 8, 2025

Present: Patrice, Marcy

Absent: Melinda, Charlie

June minutes were approved.

The team hired a new vendor, Halftime Help, to do weeding and cut away dead privets on the north side of the community. We will hire them to do more work (6-8 hours) on the northwest side of the community,

The grounds variance request form is now on the ground's team landing page on the Hub. Residents are asked to fill out this form, print and send scanned copy or hand it to the team lead to request approval for substantive property changes.

The company cleaning and replacing water pipes throughout the area has left some areas on the outer property perimeter needing to be reseeded. We will evaluate solutions.

We will call Schulhoff to give us an estimate on trimming the privet hedge, lilac bushes, and trees. We will also ask them to remove the clean debris from the hidey hole. Prior to the estimate, we will ask residents for any other noted areas of concern.

June 10, 2025

Present: Patrice, Charlie, Marcy

Absent: Melinda

May minutes were approved.

The seed mix purchased by Patrice to cover bare, formerly grass areas is reseeding nicely. The team discussed using it in other areas of the community.

We also discussed the possibility of covering the grassy area on the grade above the outside resident parking and reseeding with a low water mix of seeds. One possibility mentioned was "flowertothepeople.com". This product has been used by the Arapahoe County offices beside Rio Grande Street.

The team will explore paying a service to pick up more dead pine needles and dead privets on the north side of the community as well as weeding between the privets.

May 13, 2025

Present: Patrice and Charlie

Absent: Melinda, Marcy, Jim

April minutes were approved.

Cleanup last weekend—~21 households participated, and lots was accomplished.

- We will cost-share with the Buildings Team and contribute \$200 towards the bags for garden waste procured by Buildings. Charlie will contact Steve Barr about renting a trailer for fall cleanup.
- Areas where wood mulch was removed should be okay over the summer. We will survey the community before fall cleanup to determine the amount of squeegee and pea gravel needed. I will purchase Liquid Fence (safe for pets and vegetation) at Ace Hardware to discourage cats using sunny squeegee areas as a litter box.

We discussed the fact that wood mulch has historically been used in the playground. Parents of children in the community should be involved in discussion of alternatives. We will ask the Steering Committee to add this to the agenda for the next community meeting.

Rebecca asked us to consider trial use of a low water seed mix that can be oversewn in front of her house and Peace Garden. We approved and will purchase some for a trial this summer in areas requested by Rebecca and the strip above our south-facing parking area..

<https://earthwiseseed.com/products/low-grow-alternative-lawn-mix-no-mow?variant=44801855684886>

Sprinklers have been turned on. Troy will repair the dripline near Building 5 next week.

April 8, 2025

Attendee: Patrice, Marcy, Melinda

Absent: Jim Tynan, Charlie

The Team approved the January minutes.

We have two requests for backyard modifications.

Unit #1600, Rob Rey and Angela Wehle requested permission to plant raspberry bushes in their side yard. The Team approves provided the bushes are contained and trimmed to prevent spreading

Unit # 1604, Steve and Donna Slocomb requested permission to install a hot tub in their backyard. The Team approves as long as their adjacent neighbors have no objections and as long as the hot tub is covered and locked at all times while not in use. A determination about how the tub would be drained needs to be discussed with Buildings Team.

Unit# 1609, Mel Coker, currently has a shed in her backyard. This is in violation of our CC&R # 6.16c. We are referring this issue to the Steering Committee for further action.

Our tentative date for the Team's spring cleanup is May 3rd.

In response to the community's ongoing discussion on fire mitigation, we will get a bid from Schulhoff to raise the canopy of the pine trees on the north side of the community and to remove the dead pine needles. We plan to have ongoing discussions in conjunction with members regarding fire mitigation and xeric solutions to other areas of the community.

January 14, 2025

Attendees: Charlie, Melinda, Marcy, Patrice

Absent: Wendy P, Jim Tynan

The Team approved the proposal from Schulhoff Tree and Lawn to inoculate our 9 ash trees from the ash borer, inject iron into our red maple tree by the Common House, and spray the junipers by visitor parking to protect it from infestation. This will take place sometime in 2025. The proposal was signed and sent back to Schulhoff.

The Team made minor revisions in the current Grounds Team policy statement to better reflect current practices. Once completed, we will send the revised policy statement to the Steering Team. The Steering Team continues to work on a comprehensive policy manual.

Snow plowing is going well. Residents are asked to continue helping to shovel building entrances and sidewalks.