

## Landscape Committee

Members: Pat Welch, Kathy Welch (Co-Chairs), Julianne McMillan, Rikki Kluth, Robyn Snyder

### Mission Statement

The mission of the Landscaping Committee is to establish a community-wide standard for the appearance of our landscape and assuring that the landscape in San Simeon is maintained at a high level. We will develop long term goals to improve Common Area and Building Units landscaping, keep costs reasonable and make sure the contract is followed as written with inspections after the work is completed. The Committee helps to identify opportunities for enhancement of the landscaping and to provide suggestions for maximizing the performance and services of the Landscape Contractor and make recommendations to the Board of Directors.

October 15 – Zoom meeting with Donna Nardine and Eugene Marisa to formally establish the Landscape Committee, create a Mission Statement and contact local contractors for their services.

October 17 – 18 – Mission Statement sent out to Committee for approval / approved. Contacted TruScapes questioning why no formal agreement was signed in 2024; even though there was a price increase. TruScapes owner; Llomell Llorca said a Contract Addendum was sent to James Ro. But no Board member signed nor was informed of the Addendum per John Nychis. We also questioned Llomel about an updated Contract for 2025. The last formal Contract was signed in 2022. In follow-up contacts Llomell agreed to meet on-site Tuesday, November 5.

October 21 – 22 – We researched possible new Landscape contractors for 2025. Many complaints had come to the attention of the committee after it was posted on Facebook – “Residents of San Simeon” that we were newly formed and requested their concerns. After various companies were thoroughly vetted and contacted, we narrowed the search to three Possibilities:

Pinnacle

Estate Landscape and Management Co.

Landscape Pros

October 23 – We began work on Request for Proposal (RFP) documents for each company, and when completed were sent out to each prospective client.

October 24 – We followed up with phone calls for possible on-site visit. Pinnacle decided they were not taking on any more new clients. Estate and Landscape Pros agreed to on-site visits on October 31 at 9 AM – Landscape Pros and 11 AM – Estate.

October 25 – Work began on formulating a list of questions to be asked during the on-site visit. A different set of questions was created for TruScapes; detailing the community's complaints and concerns. TruScapes agreed to meet on-site on Tuesday, November 5.

October 27 – All questions on the on-site check lists were sent to committee for approval / approved.

October 31 – On-site visits by Landscape Pros and Estate. Committee and HOA Board members in attendance: Rikki Kluth, Donna Nardine and John Nychis. Donna Nardine tabulated the results.

November 1 – Estate came back to visit on-site again before formulating their proposal to be presented.

November 2 – TruScapes sent their proposal for 2025 that included the price increase as below:

Yearly: \$54,383.62

Monthly: \$4,531.62

(219 Units) – cost per homeowner per month - \$20.70

November 5 – Landscaping Committee and HOA Board representatives; John Nychis,

Donna Nardine, and Julianne McMillan met with TruScapes concerning our on-going concerns and complaints about the maintenance of our property.

November 8 – Estate Landscaping and Lawn Management Proposal was received from Robert Green. Their proposal for 2025 as below:

Yearly: \$171,456.00

Monthly: \$14,288.00

(219 Units) – cost per homeowner per month - \$65.24

It was determined by the Landscape Committee and the Budget and Finance Committee that their Proposal was outside the scope of what could be budgeted.

November 12 – Zoom meeting and PowerPoint presentation by Landscape Pros. In attendance were HOA Board members John Nychis and Donna Nardine and Landscape Committee members Kathy Welch, Pat Welch, Rikki Kluth and Julianne McMillan. Presenting the PowerPoint were three Landscape Pros representatives.

They covered the findings of their walkthrough which highlighted deficiencies in our current maintenance program and how they could be corrected for a more aesthetically pleasing community. The following that were highlighted and need to be addressed are:

1. Blade sharpening and maintenance needed for straight cuts on grass blades and ornamental shrubbery
2. Weed growth
3. Pest infestation
4. Decreased aesthetic appeal
5. Increased costs to repair
6. Improper irrigation and irrigation alarm systems
7. Intake pump from the lake needs to be inspected and cleaned 1 to 2 times a year.
8. Rain sensors need maintenance and repair
9. Improper splices in the irrigation system wiring that connect to the timing box were exposed and could be or become a cause for liability
10. Plant disease
11. Dead and dying plants
12. Insect infestation
13. Spiraling White Fly on coconut trees, causing excessive frond drop and the black residue as seen on the pool furniture.

Landscape Pros Proposal which included 42 cuts per year, also focused on additional treatments throughout the year. We found them to be extremely knowledgeable about the plant species, grass types and the proper care and timing of that care.

## Landscape Pros Proposal

Yearly: \$81,000.00

Monthly: \$6,750

(219 Units) Cost per homeowner per month - \$30.82

This price per homeowner is \$10.12 per month higher than TruScapes; a number the Committee felt was reasonable; considering what we would be getting.

Landscape Pros also stated that they would be more than happy to meet with the HOA Board or the Community to give their PowerPoint presentation.

November 13 – A letter was created and unanimously approved by the Landscape Committee to submit Landscape Pros as the preferred landscape contractor for 2025

November 14 – We talked to Landscape Pros about a Town Hall Meeting to go over their PowerPoint presentation and the projected plans for our community.

Tentative date for this is Tuesday, December 10.

November 18 – Landscape Committee letter was sent to the HOA Board of Directors recommending Landscape Pros.