

**Tobey Brook Landscape Committee**  
**Report to Annual Meeting**  
**September 29, 2021**

The HOA Board formed a Landscape Committee in early 2021

Members of the committee are Maria Boucher, Bob Frank, Kate Kidera and Bob Oldfield

- In April we walked our campus to assess its condition
  - Overall, we were pleased with the appearance
  - We did, however, identify a number of concerns and questions that could make us look even better.
  - The concerns were identified by house address, and fell into the following groupings:
    - Spring cleanup was inconsistent and incomplete.
    - Lawns needed seeding, experienced moisture issues, snowplow damage, etc.
    - Trees & shrubs pruned inconsistently: driveways, entries, roofs overgrown for example
    - Lamp posts wobbly, shields scratched
    - Some major repairs not completed – tree roots, grass seed
    - Other, for example, where is the property line on the Northwest side?
- Reviewed vendor contracts: 1. Pond - Smith Creek Fish Farm, 2. Mowing, Mulch, Spring and Fall clean up – Turf Master, 3. Entry maintenance - Cleaver, 4. Shrub & Tree trimming - Cleaver, 5. Sidewalk repair - Cleaver, 6. Lawn Care, fertilizer etc. – Ted Collins, 7. Tree trimming / removal Edwards, 8. Snow removal – Property Care.
  - Bob Oldfield compared current contracts with former Tobey Brook contracts from his files and Crofton pulled some “Best Practices” contracts from other properties under their management.
  - In several cases our current contracts lacked specifics. For example, our snow removal contract states “Shovel walkways, stoops, and front of garage doors where plow cannot reach at 3” of snow accumulation.” Other property contracts state “Sidewalks and stoops are to be cleared to their full width and length.”
  - Katie Meyers is consolidating some contracts that are up for renewal and going out to bid with greater specificity.
- Maria and Kate Kidera took over maintenance of entry landscape, saving \$3,000 in 2021. Kate and Maria need a few volunteers to join them if we continue this into 2022.
- As Tom mentioned the 2022 budget will include additional funding to expand tree removal / trimming
- Tom also mentioned additional funding in 2022 to start to address overgrown and “aged” plantings.

The Committee feels that while our community landscaping is very attractive it can be improved with fewer contracts, more specificity, and increased review of contractor performance by Crofton with Board oversight.