

**1600 Hamilton Place Community Association
Landscape Committee Meeting
September 19, 2012**

Committee Members

Maryalice Heim	Co-Chair
Sheba Solomon	Co-Chair

Others Present

Tim Fitzgerald	Medallion Landscaping
Brian Finerty	Board of Directors Member
Lou Calvert	Homeowner

I. Open Forum – Homeowner present to sit in on meeting but had no specific requests.

The open forum is an opportunity for residents to submit landscaping concerns/requests to the committee. If residents cannot attend the open forum, they can submit requests in writing to Bill Hubbard at bhubbard@communitymanagement.com.

II. Call to Order

Co-Chair Maryalice Heim convened the meeting to review ongoing and needed work at 7:05 p.m.

III. Ongoing Work

Review of Maintenance Concerns and Recent New Work

- Committee and Medallion agreed to remove completed items from Medallion's "Site Activity Report List" after review and discussion (if needed at the monthly landscape meetings.
- Homeowner on Greenwich who was having interior landscaping done, placed their personal pots and a bag of soil in the common landscaped area. Requested Medallion to move them to another area that did not interfere with irrigation or plant development. Committee suggested addressing this issue in the next community newsletter.
- Medallion will remove the fireblight-infected branches on all Pear trees during fall/winter pruning.
- Committee addressed the boxed trimming of the Lorapetalums on Ashmeade. Tim will address this with his crew so other Lorapetalums in the complex will be tipped back as necessary in the natural style.
- Medallion followed up on a homeowner's request to check a Euronumus that had suddenly dropped all it leaves. The reason is not apparent; Medallion will watch.
- Medallion will start spraying the Kikuyu Grass areas on Greenwich with round-up on 9-21-12 and will follow up with a second application in preparation for re-seeding in late October.

Irrigation

- Medallion reported two irrigation repairs (one under the Redwoods on the island due to roots and another main valve repair.)
- Medallion submitted a bid for the Board's approval at the next Board meeting to repair, replace and add irrigation components to improve coverage to lawns suffering from lack of water to selected areas.

Review of Bids

- All warrantied plants were installed by 9-11-12
- All approved bids completed by 9-17-12
- Committee will review and prioritize bids to approve for the 4th quarter and send to Medallion to schedule work in October

Long Term Planning

- Committee will develop a plan for the next calendar year that identify areas for landscape improvements, mature hedge replacements and turf removal.

Trees

- Medallion will revise the tree replacement map based on recommendations from Lewis Trees and City of San Jose requirements. The 3 ordinance size trees for removal will have a 3:1 ratio, while the city's guidelines are 5:1. Of the 5 non-ordinance trees, 4 require a 2:1 replacement ratio, and one smaller tree requires a 1:1 replacement ratio. Nathan will submit this revised replacement tree map as part of the permit request process. Committee requested that Medallion provide additional replacement tree bids for 9- 24" box trees and 9 -15 gal trees to comply with this ratio. Medallion will provide a separate bid for the 4 Crape Myrtles to be planted on Ashmead for shade and privacy since the City will not allow these to count for replacement trees.
- Brian suggested that the Committee recap the tree replacement ratio concerns for Scott so he can draft a letter for the city.
- Committee will follow up with Nathan Lewis to request removal of the non-ordinance trees through an over-the-counter permit that will also include the dead Alder tree.

IV. Adjournment

The meeting was adjourned at 8:00p.m. The next Landscape Committee meeting will take place on Wednesday, October 17, 2012