



CROFTON PERDUE
ASSOCIATES, INC.

To: Erie Station Homeowners
From: Jacquie Pilger – Assistant Property Manager
Keith LoPresto & Jill Evans – Property Manager’s
Date: June 8, 2023
RE: Shrub Replacement

The Erie Station Board of Directors and Mike @ Elite Property Care have developed an approved shrub list.

- Shrubs are based on money allotted for new plantings each year in the budget, product availability and are installed at the discretion of the landscaper (IE: planting in the Spring or Fall)
- Watering is a responsibility of the homeowner

Q: What if I have a dead shrub in my front or side garden?

A: Please submit a variance and chose replacement from the attached shrub list.

Q: What if my shrub is overgrown, can I have it replaced?

A: Please submit a variance, once received we will discuss with our landscaper to see if the shrub can be trimmed/salvaged. If the landscaper deems it can’t the BOD will approve the variance.

Q: What if I want healthy shrubs removed and new ones planted in their place or new shrubs planted?

A: Please submit a variance. The BOD will review and if approved the cost of the shrub removal, new shrub and installation will be at your expense. The homeowner is also responsible for maintaining/trimming the shrub each year.

Q: Why do I need a variance if this is pre-approved?

A: Variances are needed for changes to your home, they can be found/printed at www.croftoninc.com, then click on Erie Station, variance request. These are filed in your homeowner file at the Crofton Perdue office and are needed for a certificate of compliance when you go to sell your home.

This list is for replacement bushes/shrubs that are overgrown or dead. There is no cost to the homeowner. A Variance is required for shrub replacement. Shrubs are based on money allotted for new plantings each year in the budget, product availability and are installed at the discretion of the landscaper (IE: planting in the Spring or Fall). Watering is a responsibility of the homeowner.

Please notify Crofton Perdue for more information: 248-3840.

Boxwoods

What makes boxwood so appealing is this plant's ability to be shaped into different formal structures. It's difficult for most plants (that are constantly growing) to be constrained in such a formal matter, but not with boxwood. Typically, boxwood, hardy in Zones 4-8, has one major flush of growth in the spring but usually won't outgrow its shape because of its dense branching. Their glossy green leaves are a good addition to almost any garden space.



Erie Station Approved Shrub List



Azaleas

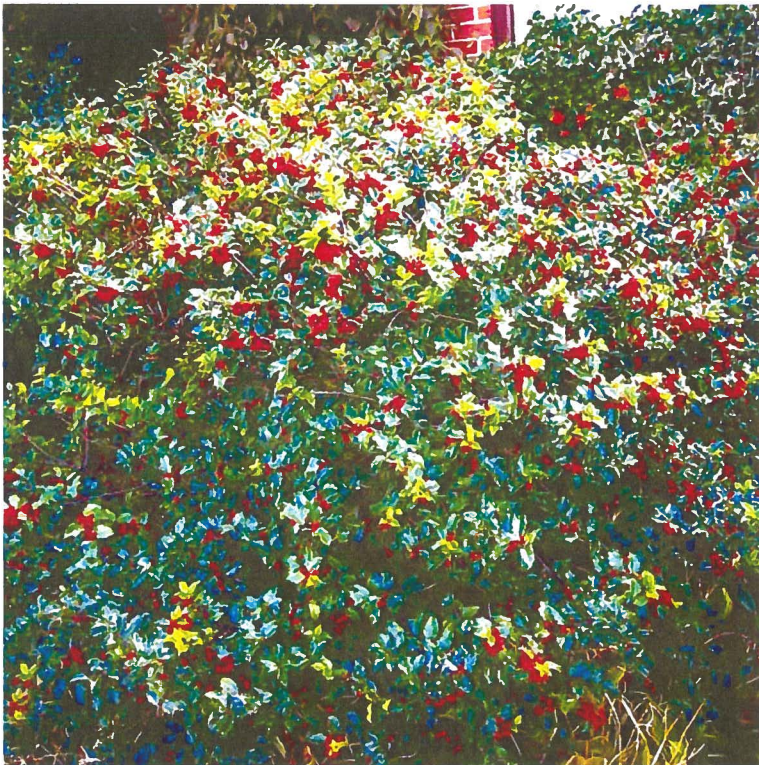
Their long-lasting blooms add color to your landscape in the spring, summer, and even fall... imagine bright purple flowers during seasons where everything else is a dull green.

Not just pretty, but tough too. It is virtually care-free... just plant your Azaleas and watch them bloom and bloom and bloom. You don't even have to fertilize them, though you can if you want to see how big these flowers can get.

Spirea

With clustered flower buds that emerge as red and open to pretty pink blooms, your garden will be instantly transformed. Plus, its foliage changes colors throughout the season, from green to red and more! This compact plant is great in gardens, borders, and other smaller spaces needing a little pizzazz.

Since it's resistant to diseases, pests, and droughts, you don't have to worry about putting in a ton of work in order for this plant to thrive! It's also cold-hardy, so those low temperatures won't harm this resilient bit of greenery. Enjoy long seasons of heavy blooms and beautiful hues!



Holly Bush

Holly Bush will grow in full sun or partial shade, in any garden soil. They will thrive in damp areas, but once established they are resistant to regular summer dryness too.

They have no significant pests and diseases, are not eaten by deer, and are easy to grow, needing no special care at all. They can be left to grow into a bush about 8 feet tall and the same across, or clipped to keep them shorter as needed.

Juniper Bush

Juniper has long been a popular ornamental garden plant for its four-season interest, ability to grow in most regions, and virtually carefree nature.

With shapes ranging from ground-hugging juniper bushes just 6 inches high to towering juniper trees 130 feet tall, and colors from steely blue to shimmering gold, there's a juniper that suits nearly every landscape need. Whether you want to cover a slope for erosion control or create a privacy hedge, there's one that fits the bill.



Rhododendron

Rhododendrons are acid-loving, woody shrubs with colorful flower clusters. They prefer damp climates with cool, mild temperatures, but there are rhododendron plants suitable for Zones 4-9. With thousands of varieties available, there's one to suit just about every garden.

This popular flowering shrub thrives in woodland settings with dappled shade and protection from hot afternoon sun. They can be used as hedging, screening, in foundation plantings, containers, mixed borders or mass plantings.

