

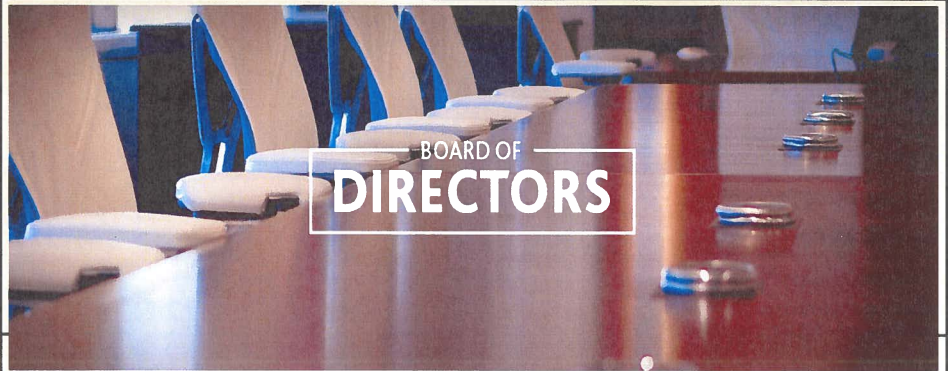
The Estate

Fall/Winter 2023
Newsletter

Paying Your Monthly Association Fee has never been easier!

Crofton Perdue is offering a new way to pay your association fee...ZEGO! ZEGO is an online portal that allows you to make a one-time payment, or set up autopay recurring payments with credit and debit cards, e-check, checking accounts, etc.

Visit your community website or the Crofton Perdue homepage at www.croftoninc.com and click on *Click to Pay*.



We would like to thank Jane Chapman
for her years of service
as a member of the Board,
and we wish her nothing but the best!

Beth Wilkens and Jerry Stahl have both been re-elected, and Claire Dubnik was elected to the Board of Directors.



Fall and Winter Holiday Closings

Crofton Perdue Associates
will be closed
for the holidays on
**November 23rd & 24th,
December 25th & January 1st**
Calls will be taken by the answering
service and forwarded to the on-call
Property Manager.

Winter Preparation

As Fall turns to Winter it's time to prepare for the cold weather...

- It is recommended that you install timers for lights on the outside of your house as well as the inside to help protect your homes while you are away.
- Cars should be kept inside your garage when not in use.
- Outside spigots should be shut off and drained by the end of November to avoid burst pipes.
- Bring in your patio furniture as well as all flower pots, boxes and garden décor for the winter.
- Keep the blinds open in sunny rooms. Every little bit of extra heat can help cut down on energy bills!
- Schedule a maintenance check on your furnace and/or hot water heater.
- If you will be out of town for an extended period of time, please notify Crofton Perdue. Please also arrange to have someone check your home on a regular basis to see that the sump pump is working and your hot water heater has not leaked.



**PLEASE SLOW
DOWN**

Please remember our neighborhood speed limit is **15 mph**. Please slow down for the safety of all.

**BOARD OF
DIRECTORS**

Rick Brienzi
President
4 Woodbury Place

Beth Wilkens
Vice President
9 Woodbury Place

Dr. Charles Francis
Treasurer
38 Woodbury Place

Fraida Levinson
Member
22 Woodbury Place

Jerry Stahl
Member
51 Woodbury Place

David Jacobstein
Member
67 Woodbury Place

Claire Dubnik
Member
34 Woodbury Place

Jill Evans
Property Manager
Crofton Perdue

Road Project Summary

Completed in 2023

Road Project Scope:

	Actual	Budget	Variance
Hard Cost			
Contractor Bid			
Bedford Paving Bid	\$ 238,761	\$ 211,950	
Additional Scope	\$ 4,400		
Contingency		\$ 15,050	
Total Hard Costs	\$ 243,161	\$ 227,000	\$ (16,161)
Construction Drawings	\$ 6,780	\$ 15,000	\$ 8,220
Construction Inspection	\$ 7,960	\$ 8,000	\$ 40
Sub Total	\$ 14,740	\$ 23,000	\$ 8,260
Total Project	\$ 257,901	\$ 250,000	\$ (7,901)
			-3.11%

Considering Changes?

Any changes to the exterior of your home require Board approval. A variance request must be submitted for all exterior changes, such as shrub planting or replacement, tree trimming or removal, awnings, and lighting replacement.

Trash Delay for Thanksgiving Week

Your trash and recycling will be delayed by one day the week of Thanksgiving. They will be picked up on Friday,

SPRING 2024 OWNER REAR MULCH

Owners are responsible for rear and non-street-facing areas around their homes. In 2024 the process for owner-paid mulch in these areas has changed. Josh will do the owner mulching at the same time as mulching the rest of the Estate. If you want, upon request, to take advantage of this option, you must make your request through our Josh representative, George Exley (gexley@careforyourproperty.com), before a **strict April 1 deadline**. Josh then will provide you with an owner-specific cost quote during April. You must specifically confirm to Josh the quote is acceptable and you want rear mulch **no later than April 30**. If you choose another contractor to mulch areas for which you are responsible, you must contact Crofton for the specifications. Call Crofton if you need specifications

LANDSCAPE CONCERNS?

As landscape concerns arise, please first contact Crofton. Crofton will involve the Board Landscape Chairs as needed. The Chairs are happy to discuss issues with you as appropriate, but channeling first through Crofton helps in better tracking and coordination.

Please do not give directions or express concerns directly to the workers on site. Instead, notify Crofton and let us deal with the situation. This will avoid misunderstandings as to priorities and possibly conflicting directions. Josh employees have been instructed not to deal directly with owner requests, but rather to channel them to Josh Management and Crofton Perdue.

SPECIAL TREE STUDY

2023 highlighted our need to take a focused overall, longer-term look at our trees. The Estate is heavily treed, and some of our trees, such as the Austrian pines are diseased and at the end of their lives. Others were planted too close together or planted too close to homes, and with the passage of time are crowding each other or a danger. We have not been able to address all these issues in our regular pruning cycle. The Board is taking a longer-term look at our tree issues, and is tasking a special committee to do a comprehensive longer-term tree study:

- Identification of trees that should be removed because they are dangerous, diseased, or too crowded for healthy growth
- Consideration of some owner preferences for open space around homes and decks
- Review of areas where grass does not grow due to shade to determine whether a tree should be removed/trimmed or whether instead to extend mulch beds or berms
- Balancing tree removals with preservation of screening between homes
- Maintenance of the overall character of the Estate, knowing that one of its attractions is the profile of mature trees
- Factoring in replanting where appropriate, for trees that are removed

The goal is to have recommendations and a plan to present at the Spring owner meeting.

FALL CLEAN UP

Fall clean-up is beginning. There will be three comprehensive pickup trips, starting the last week of October. We delay the final pick-up as late as weather allows to try to leave as few leaves as practical on the ground over the Winter. The grass is mown shorter than usual on the final runs to help avoid Winter mold. Gutter Cleaning will occur mid to late November to maximize leaf removal.

Letter from The Landscape Committee

2023 FALL LANDSCAPE REPORT

This has been a year of both progress and challenges for landscape. Fall clean-up in 2022 left the Estate in better shape than ever going into the Winter. Additionally, this Spring Josh did an excellent job of edging beds and mulching in time for the PGA. The Estate had a tidy appearance of the Estate going into the Summer season.

In 2022 many owners expressed concern over sticks around the Estate, debris only partially chopped up by the mulching mowers, and unreliable weekly pick-up of owner yard debris. We also hoped, in 2022, to improve issues around weeding with the change of contractors to Josh. Although somewhat better last year, we did not see the degree of improvement we desired. In 2023 we added an expansion of service, resulting in much higher owner satisfaction. One individual, Deni, is now assigned to the Estate. Most of you have met him and found him eager to please. He polices the grounds Monday to clean up sticks and debris before Tuesday mowing, and later in the week picks up owner clippings, weeds, and assists with limited watering. This expansion of service has resulted in much higher owner satisfaction and we will continue it.

We had an unusually heavy amount of storm damage to trees over this past Winter. Unfortunately, we continued to experience even more fallen limbs and trees than usual over the Summer. As a result, we had to divert more of our landscape extras shrub and seeding budget toward tree work. Notwithstanding that, we did replace a number of dead and struggling shrubs at various locations around the Estate. We are preparing our shrub replacement list for Spring planting from input from the Landscape Committee's Fall walk and Board approval.

We prune shrubs in July after most flowering varieties have bloomed. We do additional pruning, as needed, in the Fall. We experienced two pruning challenges this season. Over the winter we hard pruned the Burning Bushes around the Estate. They were so overgrown they could not be cut back effectively with our regular mid-season pruning. The bushes generally regenerate more compactly and healthier. We did not, however, factor in our exploding deer population. Historically, the deer did not significantly damage the older overgrown shrubs. This year they viewed the new shoots popping out of the hard-pruned shrubs as candy. In areas not heavily trafficked by deer, or where owners apply anti-deer spray continuously, the bushes look great. However, in other areas the deer devastate the new growth almost as soon as it appears. We have been looking for a solution to avoid having to replace 70 or so of these shrubs. The one-time application, anti-deer spray we apply to our Holly and some other shrubs over the winter is not appropriate for growing-season use. Recently, Josh has located a new commercial anti-deer product that can be used next Summer. Additionally, we have now applied the usual Winter spray not only to Holly but also to Burning Bushes. We will try these efforts to avoid replanting as many of the shrubs as can be appropriately regenerated.

We were unhappy with the quality of the Josh July pruning this year. Josh has assisted with a solution. Instead of bringing the larger crew, many of whom lack expertise, through the Estate in a wave, two, experienced, English-speaking shrub pruners are assigned to do all our non-ornamental pruning, starting now. We are seeing a much better quality of work. We trim trees over the Winter every year. We get a better price and arborists advise dormant pruning because it leaves the trees less open to attack by pests and disease. The Landscape Co-Chairs walk with Bartlett in the Fall and look at every tree except in the woods.

We trim back branches overhanging homes, decks, and roads, and limb up trees that interfere with mowing. We have noted for this year's list many requests received from owners over the past months. We also remove dead and dangerous trees. Consistent with the past two years, we will probably deal with well over 100 trees. We will make one timing change. Bartlett trims the larger flowering trees that are too large for our ornamental pruner. We will change the pruning cycle for those to match the July post-flowering pruning cycle we use for other flowering shrubs.

2023 was a banner year for pine sap, pine cones and needles. Drippings on decks leave sticky areas difficult to clean. We had many requests to trim branches overhanging decks this Fall. Unfortunately, given how much we had exceeded our tree budget, coupled with the road project, we could not immediately accommodate that volume of requests. We will address those overhanging branches as best we can as part of this Winter's work.

Finally, to the extent you can show a friendly and respectful face to our workers, it helps them feel more a part of the Estate which pays dividends over time.