

Meeting #581

CAPISTRANO BAY DISTRICT
AGENDA REPORT
May 29, 2012

Managers Reports

ITEM J.2

Community Entry Area Maintenance Report

MAINTENANCE of LANDSCAPING

Bemus Landscape Company has responded very proactively to the Board's concern over the decline in their maintenance of our account. Immediately following last month's meeting the following items were handled within the landscaping area:

- mulch was placed throughout the project in all bare exposed soil areas
- all overgrown hibiscus was thinned and pruned
- a whitefly pesticide was sprayed on two separate occasions (with 10 days in between)
- all dying, brown and curled dead growth on ALL vegetation was removed
- this was especially noticeable on the xanadu philodendron plants which now look new
- many of the more mature plants were thinned out underneath to allow sprinkler spray to reach past where the leaves were blocking the spray to other plants
- additional sprinkler heads were installed at the south end to irrigate those dying vines
- all sprinkler timers and sprinkler heads were inspected/adjusted

Bemus has submitted a practical proposal for filling in bare spots with new plant varieties that was approved on 5/24. The contractor will be getting underway with this work as soon as the plants are ordered and delivered – maybe as early as the first of June.

The contractor has been much more attentive over the past three weeks and it appears the meeting last month may have been enough to get them into proper action.

LANDSCAPE ACCENT LIGHTING

For the first 12 months we experienced problem after problem with the lighting system. Bulbs were continuously burning out. We learned that a slightly less wattage bulb in most areas provided just as much illumination and in changing from 50 watts down to 35 watts we effectively solved the premature burnout of bulbs while continuing the desired accent effect with the night lighting.