

The following responsibilities were given to the Beautification Committee by the Board of Directors.

1. To suggest a multi-year plan for updating/refreshing the landscaping within Ironwood including common areas and around villas.
2. The plan may include suggestions to the methods and extent of plant and tree trimming/pruning.
3. Suggest a priority listing for these projects.
4. To suggest a simpler approval system that allows homeowners to change plantings (at homeowner expense) within their unit without a formal modification request.
5. To develop a list of acceptable plants (to go along with #3 above) that homeowners can plant within Ironwood.

The attached report reflects findings and recommendations compiled by the committee. The scope of this work was extensive and there may be modifications made to the recommendations as work begins. As an example, when the committee did its first walk-around in March, lots of growth look dead. When we did the second in April, many had started to come back to life. Therefore, some plantings that have been recommended to be removed may not need to be removed as the warm weather progresses.

We want to stress that our recommendation is to remove **all** growth that needs to be removed before any new plantings are done.

Also, supervision will be necessary because of concern about underground wires and sprinkler pipes and also to ensure that the correct plantings are removed.

Because we were the "Beautification Committee", we focused not only on landscaping but on other areas that might need improvement. Those are included in the Walk-around List and some in Recommendations.

Regarding the list of Approved Plants on the Work Order, most have been taken from "The Florida-Friendly Landscaping Guide to Plant Selection" provided by the University of Florida. We suggest a copy be kept with a Board member or in the clubhouse so that homeowners may have access to it in choosing plantings.

**IRONWOOD VILLAS
BEAUTIFICATION COMMITTEE**

**RECOMMENDATIONS TO THE BOARD OF DIRECTORS
MAY 5, 2021**

The Beautification Committee, comprised of Mary Gregory, Beth Schulte, Mike Mazzeo and Carol Santelle, met several times over the last few months and also did three walks around the community to best determine the landscape needs of Ironwood Villas. We all were in agreement that updating is needed. Lots of old, dead plantings need to be removed and not necessarily replaced. All of this will be addressed in more detail as we proceed.

We were asked to do a multi-year plan but as we compiled our recommendations, it made more sense to present it in phases. The Board is more informed and qualified to determine the year in which the work would be done based on the Association's budget.

The committee also met with Wilma Holley, the Florida-Friendly Landscaping Program Specialist for the University of Florida. Before finalizing our recommendations, we reviewed our thoughts with her and she was in agreement with what we are proposing. Her first comment when she visited the property was that we have too many plantings, too much green, wrong plants in the wrong place (podocarpus). We need to "open up" the landscape. Mulch where possible. Mulching is better for the soil and the environment and healthier for the plants. Wilma recommended small pine bark, eucalyptus, melaleuca, gold/brown mulch. No cypress. In addition, bushes should be pruned and not cut down. We're cutting too often. Pruning should be done twice a year, not every month. Where there are hibiscus and bougainvillea, they should be allowed to grow in a sunny area and not be cut down. She also reminded us that sprinklers should be on once per week.

PHASE ONE (Ideally Summer, 2021)

Recommendation One:

- (a) Remove all podocarpus 4 feet and over within the community. There are a few exceptions where the planting serves as a barrier in front of a fence or that may block an a/c unit.
- (b) Remove all diseased and/or dead plantings.

Cost: Approx. \$3,200

Recommendation Two:

- (a) Remove podocarpus and clean up area in front of southeast wall.
- (b) Install eight firecracker shrubs and mulch at wall.

Cost: Approx. \$210.00

Recommendation Three:

- (a) Install letters across black strip on southeast wall "IRONWOOD VILLAS"
- (b) Install spotlight

Cost: Approx: \$300

Recommendation Four:

- (a) Clean up areas around light posts, replace or rearrange concrete rings.
- (b) Where homeowners have not planted around posts, fill in with stones (sample supplied).
- (c) Where plantings along fences have been removed, fill in narrow areas with stones.

Cost: Our hope is most of this will be done by volunteers.

Stones: Approx. \$45

Recommendation Five:

We have taken the liberty to comment on other areas we feel need to be improved within the community. The following needs immediate attention:

The pool sign needs to be replaced as soon as possible. **Cost: \$100**

Pavers in pool area need to be weeded.

The exterior of the clubhouse within the pool area needs to be cleaned and painted.

In addition, film is peeling off the windows of the clubhouse and the interior needs cleaning and/or refurbishing.

Cost: To be determined after further discussion with Board members.

PHASE TWO (To be determined by Board)

Recommendation One:

- (a) Install fill dirt around foundation of villas. \$610
- (b) Replace plantings where necessary with those listed under “approved plantings” on the Landscape Work Order (attached) Approx \$15/per plant
- (c) Mulch around villas where needed. \$160-220/villa
(Beechtree Landscaping estimates they can complete 10 villas per day. This project can easily be “stretched out” according to budget needs.

Recommendation Two:

- (a) Remove arboricola and jatrophas from front planters along Capri Isles Blvd. and remove same in one planter at north entrance. \$1140.00
- (b) Replace with colorful plants to be determined
- (c) Mulch front hedges and planters along Capri Isles \$1080.00
- (d) Install ground cover at the area at the north entrance at the corner of Ironwood Circle and Ironwood Court.

Cost of replacing plants in planters and ground cover at north entrance has not been determined since quantity and species of plantings have not been chosen.

It was originally thought that a grant might be feasible to do the work described in Recommendation Two; however, upon researching the information it did not seem prudent to pursue this avenue.

GRASS

It would be a major undertaking to try to replace and/or improve the grass in Ironwood. During winter months it looks unusually poor but begins to improve as the weather warms and the rainy season begins. Wilma Holley commented that we have lots of dollar weeds which are caused by too much water. Once again, sprinklers should be on only once/week. Fertilization is important which Beechtree is doing. It was also suggested that **ground cover** be used in areas where feasible.

Beechtree Landscaping informed us that the average cost of replacing grass is about \$1.30 per square foot. If the Board chooses, a lawn company can be contacted to obtain pricing but in conversation with Beechtree and Wilma Holley, the cost would be prohibitive to do an area the size of Ironwood.

SIGNS

Consideration should be given to replacing entrance signs within the next five years.

FENCES

Consideration should be given regarding the repair/replacement of fences that exceed six feet in length. Existing fences are becoming warped, starting to lean, and slats are uneven. They are starting to look outdated.

GENERAL

During our walk around we noticed several houses on the golf course side that have damaged vinyl siding. The committee recommends the Board consider encouraging owners to replace the damaged siding. This, of course, would be at the owner's expense.

In addition, the barriers across the two dead end roads need improvement.

The committee recommends emailing all residents to inform them of the removal of podocarpus and other plantings. That email *could* also include reference to:

- Policy regarding security signs in front yards
- Policy regarding solar lights
- Maintaining garage doors (rust)
- Painting or replacing faded shutters
- Power washing driveways, patios (Beechtree will clean out patio areas for \$75 each)
- Replace worn or damaged screens on home and lanais
- Policy regarding number of pots in front of villas

We realize some of these items are minor and might seem unimportant, but if 71 people chose to do whatever they please, Ironwood would certainly lose its character.

Homeowners will be contacted before work is started since there may be a major change after plantings are removed.

The Beautification Committee looks forward to the mailboxes being replaced and the clubhouse landscaping modified.

WORK ORDER

Attached is a DRAFT of the Landscape Work Order recommended by the committee.

IRONWOOD VILLAS
LANDSCAPE WORK ORDER

PLEASE BE MINDFUL OF LOCATION OF SPRINKLER HEADS WHEN MAKING ANY MODIFICATIONS TO LANDSCAPING. ALSO, CONSIDER THE EFFECT YOUR CHANGE HAS ON YOUR NEIGHBOR'S PROPERTY.

TO: BOARD OF DIRECTORS

FROM: (HOMEOWNER) _____

ADDRESS: _____

PHONE: _____

PLANTINGS TO BE REMOVED: (Include Location) _____

PROPOSED REPLACEMENT: _____

1. Submit copies of this form and any drawings to be approved to a member of the Board of Directors (or designated person).
2. Work shall commence when the Work Order is reviewed and approved by the Board of Directors.
3. The Board of Directors has up to ten (10) days from the date of Work Order to approve.

By this request, I/we as owner(s) assume full responsibility for conformity, cost of removal and/or installation of plantings. We further agree to indemnify and hold harmless the Ironwood Villas Condominium Association, Inc. for any claims arising out of this action.

SIGNATURE: _____ DATE: _____

EMAIL ADDRESS: _____

FOR BOARD USE ONLY

APPROVED: _____

DENIED: _____

REASON FOR
DENIAL: _____

BOARD MEMBER: _____

DATE: _____

COPY DELIVERED TO OWNER: _____

APPROVED PLANTS (Circle choices)

SUN:

Dwarf Pitch Apple
Dwarf Xora
Shore Juniper (ground cover)
Powderpuff, sunshine mimosa (ground cover)
Small leaf confederate jasmine “ ”
Star Jasmine (small shrub)
Snowbush “ ”
Texas Sage “ ”
Fortune’s Mahonia, Holly Grape (small shrub)
Firecracker (large shrub)
Yellow jasmine (vine)
Downy Jasmine (vine)
Fire Bush
Twin Flower (ground cover)
Firecracker Flower (PS)
Wand Flower
Lily of the Nile
Tickseed, Coreopsis (Florida’s state wildflower)
Bush Daisy
Yellowtop
Blanket flower
Treasure flower
Scorpion Tail
Pentas

Lady of the Night (small shrub)
Bush Daisy “ ”
Rudbeckia
Black-eyed Susan
Coleus (Annual)
Tampa Vervain (ground cover)

SHADE:

Larape (ground cover)
Peacock Ginger (PS)
Plectranthus (PS)
Sweet Alyssum (PS, Annual)
Blue Daze (PS, ground cover)
Canary Ivy
Trumpet Flower (PS, vine)

PS=Partial Shade