

# Village Del Prado's Landscape Overhaul

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SEPTEMBER, 2018



# *Primary Goals*

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- A Better Looking Community
  - Plants That Are Old & In Bad Shape To Be Removed & Replaced
- A Consistent Landscape Theme
  - Currently No Theme or Uniformity



# *Concern – Plants Old & In Bad Shape*

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- We Currently Have a Mature Landscape
  - Many Plants are 30+ years
  - Weak and Unhealthy Plants due to:
    - Age
    - Disease
    - Pests
    - Weather (2 Recent Hurricanes)



Pittosporum

# *Concern – Plants Old & In Bad Shape*

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- This Indian Hawthorne has seen better days!



Indian Hawthorne

# *Concern – Plants Old & In Bad Shape*

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- Another Distressed Pittosporum



# *Concern – Distressed Trees*

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- Some of the Holly and Ligustrum Trees are in Trouble



# *Concern – Distressed Trees*

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- A Ligustrum Tree in Trouble



# *Solution – Landscape Overhaul*

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- Several Years of Planning
  - Looking to Obtain the “Best Value” or “Bang for \$\$\$”
- Landscape Firms Interviewed
- Narrowed to Two Firms
  - Both Firms Provided Similar Concepts
- Renegotiated with Both Firms



# *Solution – Landscape Overhaul*

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- Plan is to Overhaul the **Front**, Sides and Back of Each Building



Front “Concept”

# *Solution – Landscape Overhaul*

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- Plan is to Overhaul the Front, Sides and **Back** of Each Building



Back “Concept”

# *Additional Concerns*

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- Why Now?
- Consistency vs. Variety?
- Warranty?
- Plant Spacing? Are the Vistas Happy?
- Roof Runoff / Erosion Control?
- Cost? What About Roof Insurance?



# *Why Now?*

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- Plants and Trees Old & In Bad Shape
- Great Pricing, Saves \$\$\$
- Landscape Crew Availability
- A Great Time to Plant



Crews Ready to Work in the Fall = Savings for Us!

# *Consistency vs. Variety*

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- Trying for a Uniform Look Throughout the Community
- Plant Selection May Be Building Based on Terrain and Sun Exposure
- Also, There May Be Some Variety in Color (Accent Plants)



No Theme or Uniformity

# Warranty

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- 1 Year Warranty
- 2 Year Warranty  
If We Choose Trimac



Glad We Have A Warranty!

# *Spacing of Plants*

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- Primarily 3 Gallon Plants
  - About 3,000 plants
- Spaced  $\approx$  3 Feet Apart
- Anticipated “Fill-Out” is 3-5 Years



Spacing Could Be Better!

# *Are Vistas Happy?*

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- Pleased with Outcome
- Responsive to Concerns
- A More “Tropical Look”



Front of the Vistas

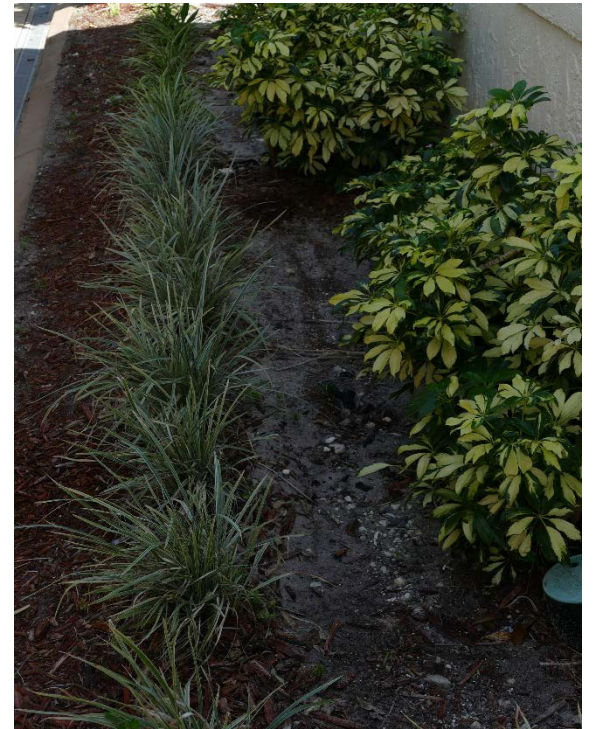
# *Roof Runoff*

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- River Rock & Landscape Fabric
- Renegotiated Into Contracts



Erosion on the Drip Line!



# *How Much Will This Cost?*

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- ≈ \$1400 per Owner
- However, Please Note:
  - ❖ No Money \$\$\$ Has *EVER* Been Reserved for a Landscape Overhaul



# *Roof Insurance Claim?*

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- VDP Hired a Professional Adjuster (PA)  $\approx$  1 Year Ago
- Not Going Well
  - We Received a “Low-Ball” Offer
- May Hire an Attorney
- Any Settlement Could be 1 – 4 Years Away!

