



Parkside Roots

Parkside Place Landscape Committee

Volume 1, Issue 2

Newsletter Changes Coming!

Our first Landscape Committee Newsletter was well received by the community. We really appreciate all the positive feedback and a thank you to those volunteers who got the newsletter delivered to everyone's door. Keeping everyone informed and communicating information to the homeowners is critical to the success and beautification of our community. As a result of this newsletter launch, it was decided at our March

Board Meeting that this becomes a community newsletter. In the future it is planned to incorporate updates from all committees and any information of importance for our homeowners. This month's issue is still in the transition phase and will mainly focus on landscaping. Please submit any information, ideas or questions for the newsletter to a Board member by the end of the month. AGAIN, THIS WILL BE POSTED AT THE CLUBHOUSE AND ON OUR WEBSITE www.parksideplace.info



Volunteer Coordinator

Kathy Cochran, Unit 1110 is our new Volunteer Coordinator. Many residents who are unable to volunteer full time ,or are part time residents, have expressed an interest in supporting the community by volunteering for specific projects. An example of a specific project was the door-to-door delivery of the premier issue of Parkside Roots. Special projects come along only two or three times a year. When a special project comes along, Kathy will be notified with the details. She will then send out a volunteer "all call' via email. If you are a resident who wants to help from time to time, please email Kathy at fcorcoran@cfl.rr.com.

Archive Volunteer Needed

Need someone who will keep an organized Planting Approval Archive. Must maintain copies of the approval and diagrams of request in an archival notebook. Also need to be able to scan and produce electronic copies for reference on our web site. If anyone is interested in doing this please email Kathy at address above.

Deployment Volunteer Needed

One of our neighbors in the National Guard is leaving for Texas soon and then to Afghanistan in May for his third tour, leaving behind his wife and children, ages 3 and 5. A volunteer is needed to receive donations, pack them, and mail them once a month. Please contact Kathy for more details.

Rock Removal Volunteers Needed

Please email Kathy Cochran at fcorcoran@cfl.rr.com if you are willing to help move some of the rocks at the Pool South entrance. When we have a time/date, Kathy will email you back to see if you are available.

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PRESSURE WASH your unit.
Excellent work done at good prices.
If you are interested contact Charlotte at 777-9111.
Discount group rates may be available.

Dollars and Sense: The Truth About Cost

When I volunteered for the Parkside Landscape Committee in July of 2012 and proposed the Landscape Master Plan, I made the commitment that as long as I was Chairman of the Landscape Committee, the first and foremost goal was, and is, to work within the established Parkside budget. There seems to be some confusion within the community, so please be assured the Landscape Committee and I will always be happy to answer your questions.



By way of background, most of the questions about the Landscape budget have been covered in Landscape Committee Reports to the BOD and Community at the regular HOA meetings. We understand, not everyone is able to attend every meeting and, thanks to Randi Pollack, we now have www.parksideplace.info where any owner can go anytime, day or night, and get accurate community information. Please go to www.parksideplace.info to see all Landscape Committee Reports.

The 2013 Landscape Budget is basically divided into 2 categories, maintenance and improvements. Maintenance would include budgeted items such as Lawn Service, Tree Trimming, and leaf removal etc. Budget Line Item 6230 is the only budgeted amount for “improvement,” or implementation of the Master Landscape Plan.

Currently the budgeted dollar amount for “improvement,” Line Item 6230 is \$5400, or \$42.18 per unit. For the entire year of 2013 you individually pay \$42.18 for Landscape Improvements - that is \$3.51 a month.

Currently the budgeted dollar amount for “maintenance,” Line Items 6200, 6220, 6225, 6240, 6241, 6242, 6250, 6260, 6265, 6270, 6280, and 6290 is \$75,800 or \$592.18 per unit for the year of 2013 - that is \$49.34 per month per unit. For irrigation and landscape maintenance, tree trimming etc., for the entire property is \$49.34 a month. This includes the entrances, pool area, and all common area.

What is the cost of the Master Plan? Estimated - please keep in mind this is an estimate - implementation of the entire Master Plan including 2 main entrances, the main Pool entrance, and major intersection corners is a one-time cost of approximately \$625 per unit if the project was completed in 1 year.

However, we do not have \$625 per unit in our budget, and even though some owners have requested we look at a special assessment, we are going to stick to our commitment, no special assessments, no dues increase. We will work with the dollars in the approved budget, and, for owners who want to see the property improved faster, we are setting up a “donation” program. A “donation” can be time or money - we have both short term and long term projects, and for those owners who have expressed an interest in donating money we will set up a special fund.

The Landscape Committee hopes to begin one of five phases in 2013. Phase 1 is the South Patrick entrance. Look for information on the donation program at our web site, www.parksideplace.info.

Please be sure and attend our open Landscape Committee meetings. We meet at the clubhouse at 6:30 the first Tuesday after the HOA meeting. We are always happy to answer your questions, and feel free to submit questions for the Newsletter.

PS. Reference roads and other issues - they are also being addressed and fall under different budget categories. For the best and most current information please attend your HOA meetings and visit our Web Site, www.parksideplace.info



Sincerely, Ricki Castrina, LC Chairman

Landscape Committee Progress—1st Quarter 2013

We are very pleased with the progress and accomplishments that have been addressed with the addition of an active Landscape Committee. Yes, there have been some bumps and hiccups along the path, but 1st Quarter results are experiencing positive feedback from the residents.

ACCOMPLISHMENTS:

1. **Landscape MR requests:** Thank you to all owners who have submitted MR's. The LC can now group issues and resolve problems on a community wide basis. Resolution has been quicker and better communicated to the residents. Charlotte Duplissey, LC Liaison, personally follows up on every Landscape MR with the owner. As of 3/30/13 she has personally made contact with over 50 owners regarding landscape issues and is continuing in this effort.
2. **Irrigation:** Bob Fleury has worked closely with Bill of Dependable Property Management (DPM) to get our irrigation up and running before placing sod and starting planting. All buildings are ready to go with the exception of Building 1100. While Bob brings in irrigation experts to solve Building 1100 puzzling irrigation problem, the Landscape Committee (LC) is already taking bids for Sod replacement to all other locations. Thank you to everyone for your patience while the irrigation problem has been worked on.
3. **White Fly:** See attached detail on White Fly. Yes, like most communities in Brevard, we had White Fly infestations, and the LC is happy to report approximately 35 plantings have been treated and White Fly is under control.
4. **Hammock Trimming:** Hammocks have been trimmed; please let us know if your Hammock needs more trimming. We're working with the Landscape Company to balance out what is too much or too little. If you need adjustments please submit a MR and the LC will look at it.
5. **Stump Removal:** All stumps have been removed and going forward, when a tree is cut down, the stump will be removed. The LC is looking at alternatives to stump grinding using advanced equipment to "pluck" the stump from the ground. This does not cost additional money, prevents disease from spreading, and makes it easier to replant.
6. **Master Plan and Recommended Sun/Shade Plantings/Groundcover List:** All are posted at www.parksideplace.info.
7. **Plantings Approval Form:** Please find a copy on Parkside Web Site, www.parksideplace.info. If you do not have access to the Web please call the Landscape Liaison, Charlotte Duplissey at 427-6425 and she will bring you a copy

In Progress:

- Rocks at South Entrance:** this has been a tough issue for the LC to solve. The LC took bids to remove the rocks and the price is prohibitive. However, our Landscape Architect, Susan Hall, gave us a cost effective solution. We have already paid for the rocks, so let's use them. Please note: in the volunteer section Parkside needs volunteers to help move the rocks to designated areas. When the rocks are moved, we will have a garden trench along the sidewalk and use some of our sod/plant replacement budget for attractive plantings. Please email Kathy Corcoran if you are willing to help move rocks and as soon as we have a date/time she will notify you. Thank you in advance!!!
- Roads:** Charlotte Duplissey has already spoken to 2 Engineers about our roads. There will be more on this topic at future LC, HOA/Board meetings, and in our next Newsletter. Just letting you know there is an evaluation process in place, and we do have budgeted dollars for roadways.
- Culvert Between Buildings 200 and 300:** the LC will be working with the owners of Buildings 200 and 300 in reference to their back culvert. At some point, owners planted Sea Grapes, with good intentions. However, over the years, these plantings are now out of control. The LC will be working with the owners to find a good solution.
- Dead Bushes Along Eau Gallie Entrance:** GroundTech looked at the area surrounding some of the recent dead bushes at the Eau Gallie entrance. It appears that some chemical was spilled from the adjoining property. They will cut back the unsightly bushes, but the stumps won't be ground down until we know the soil is clear of chemicals. LC will be talking to neighboring complex manager.

Q & A

Q: What is common area vs. limited common area?

A: Please see Exhibit "A" and Exhibit "B" posted on our website which should more clearly identify those areas which are posted on our website www.parksideplace.info These Exhibits come from Amendment to Declaration of Covenants and Restrictions for Parkside Place, part of your HOA documents adopted 11-4-1987. PLEASE NOTE: "Any improvement within the Limited Common Area or to the exterior of the unit, other than provided by the DECLARATION is expressly prohibited without prior written consent of the Association."

Q: Why do we need to get approval for planting?

A: Parkside Place is a Deed Restricted Community. As such, buyers/owners are made certain guarantees or promises when they buy in Parkside. Condo and HOA rules and regulations are put in place by the developer to set expectations and give buyers the freedom to decide what kind of property and lifestyle they want. Typically Deed Restricted communities have high density and shared amenities; as such, rules and regulations guarantee a certain standard, protect your investment, and ensure consistency. These guidelines are taken so seriously, Florida Law requires a buyer to be made aware they are required to belong to an association, how much their dues will be, what is covered by their dues, and must review and accept Cond/HOA Docs.

Sometimes rules are broken, most often not intentionally, that's why a community has a BOD and committees, and in our case, a Management Company. These groups helpfully guide owners and help correct problems. When a rule is broken, we often find the owner just didn't know or remember the rule, or understand why the rule was put in place. Case in point, some owners installed plantings when they were small, but now these plantings are huge and in certain cases effecting our irrigation, maintenance, and causing foundation damage. Independent installers/work staff may not be licensed and insured creating liability, maintenance and replacement must be considered. Pre-approval of plantings doesn't mean you cannot plant. It means you will have help in looking at choices.

As stated in our covenants, any plantings a homeowner wishes to add to a common area or limited common area must be approved by your Board of Directors. These requests will be reviewed by the LC committee, BOD, and the sprinkler technician. This review will:

1. Confirm that there is no interference or blockage with our current irrigation system. Some of our current irrigation problems are the result of plants blocking water flow.
2. Confirm plantings will be consistent with our long-term Master Plan (see the list and pictures of some recommended plants and ground cover on our web site). Most of these were selected because they are native or planting zone appropriate, hardy and disease resistant, and add color with year round blooms.
3. Confirm plantings are selected for little or no maintenance costs. Low/no maintenance plantings help reduce community costs.

Planting Form requests are in the bin with Maintenance requests. Complete form and drop in box for approval at next board meeting.

Do you have a question that you would like answered regarding our Landscaping at Parkside? In an effort to keep up good communication within our community we would like to address any questions you may have on our Q&A page. Please submit in the same box as the MR (Maintenance) requests and we will try to answer these questions in the next newsletter. This is for general landscaping questions. An individual's specific issue requiring maintenance action should continue to be written up on the MR form.

WASTE MANAGEMENT DISPOSAL

Garbage Pick Up is Tuesday and Friday Recycling Pick Up (yellow lid can) is Wednesday

ATTENTION: PLEASE NOTE OWNERS DEBRIS IS NOT REMOVED BY DPM OR GROUNDTECH. IT IS THE OWNERS RESPONSIBILITY TO FOLLOW THESE GUIDELINES:

Waste Management picks YARD DEBRIS up on Monday or Tues. and Fri (regular collection days). Anything small enough (under 4 feet) should go in your trash can. If it is too large to fit in can, place on street and call Waste Management at 1-888-964-9744 for pick-up They will get within a few days. If you are not physically able to move debris, call Charlotte (777-9111) and we will get help for you.