

Frequently Asked Questions Concerning Landscaping at Potomac Greens

The newly constituted Potomac Greens Landscape Committee has met with both our contracted landscape maintenance company (Grounds Landscaping and Management Inc.), and the City of Alexandria arborist during April and May 2017 to better understand the responsibilities and obligations of each party with respect to landscaping in Potomac Greens. The Committee would like to share some of what we have learned with the community via the following Q&A. Trees, shrubs and flowers are recognized as both contributing to the quality of life in a community as well as enhancing property values, so we encourage everyone to do their part to maintain this community asset.

1) Who is responsible for the care of “street trees” and the “tree box” areas where they are located along the main streets of the neighborhood?

The City of Alexandria owns and is responsible for maintenance of sidewalks in the neighborhood, as well as the “street trees” that have been planted in rectangular “tree boxes” along the main streets.

Sidewalks – *the City is responsible for maintaining the sidewalks in the neighborhood. It is not permitted to place objects such as planters on the sidewalks without special permission from the City as they can be an obstacle and a potential legal liability for the owner.*

Street Trees - *the City will replace a tree that dies with the same species of tree (in accordance with the original landscape plan), and is beginning to survey the trees in the neighborhood that need to be “trimmed” to prevent limbs from growing into the sides of houses (an initial survey of Carpenter Rd. is on the schedule for this spring as well as possible “trimming” work later this year).*

Tree Boxes - *the City is not responsible for maintaining the “tree boxes”. Homeowners or the Association have the right to determine if and how these will be planted as long as plantings don’t impact the health of the tree. The City has communicated that fencing in the “tree box” areas is not encouraged as such fences present a “tripping” hazard to City workers and residents alike and thereby possible legal liability.*

2) Who is responsible for “foundation plantings” in front of each home and smaller trees planted on the homeowner’s property (redbuds, dogwoods, magnolias etc).

Homeowners are responsible for maintaining the foundation plantings (shrubs that exist against the base of the house), and are requested to replace plantings that die with shrubs from a list of approved species which is attached to this document. This also applies to small ornamental trees (such as redbuds, dogwoods etc.) that have been planted on the homeowner’s property. Trimming (pruning) of these trees is the responsibility of the homeowner, and the removal of these trees may require approval from both the City and HOA Architectural Review Board.

3) What are the services provided, and the schedule for those services under the community’s landscaping contract with Grounds Landscaping and Management Inc.?

The Landscape Committee had a walk-through of the Potomac Greens property with our Landscape Contracting company (Grounds Landscaping and Management Inc), on April 8, 2017. During that time, we were informed of the general schedule of services by the contractor which is attached to this document. The exact timing of services can vary from this schedule due to weather or other circumstances.

4) How can a homeowner assume responsibility for their on-property garden/landscaping?

Our Landscaping contractor is very aware that many homeowners would like to plant and maintain the flower beds on their properties. A homeowner need only place a "blue reflector" in the bed that they wish to manage and this will be respected by the landscaping crews. The crews will mulch these areas and may do some light weeding etc., but will otherwise skip over designated flower beds in preference to the wishes of the homeowner.

5) Who is responsible for landscaping and maintenance of the nature trail and north end park?

Both the open space (playground park) at the north end of Potomac Greens, and the nature trails through the wetland area north of the park, and along the east side of the neighborhood are the responsibility of the City of Alexandria. They are responsible for fertilization, weed control and mowing of the grass area (which is likely to be less frequent than areas maintained by our Landscape Contractor), as well as for the planted trees and shrubs in these areas. If a tree dies in this area, the City will remove it, but may or may not replace it.

The City is also responsible for the common flower bed areas on the east side of Carpenter Rd., as well as for the "arbor" structure located near the intersection of Carpenter Rd. and Rose Square. The City representative was clear that although they recognize their responsibility for these areas, they do not have the budget to actively maintain them. An option for the Association to "adopt" these areas through a formal and legal "Parknership" was discussed and could be considered by the Association.

The gazebo and playground park at the south end of the neighborhood is the responsibility of the Potomac Greens Homeowners Association.

6) Landscape Committee members as a resource.

The Landscape Committee should be considered as a "resource" as it has no authority under the bylaws of the HOA to mandate or enforce the bylaws of the Association. The members are happy to try and answer any questions you may have concerning the flora of our neighborhood and the responsibilities of the City/Contractor/Homeowner. The Members of the Committee are their E-mails are listed below.

Michelle Adams (Chairperson) – mdadv@comcast.net

Katrina Berdelle – kberdelle@gmail.com

Craig Walsh – coljcraigwalsh@aol.com

Kathleen Forte – forteinteriors@mac.com

Bob Hagler – wri1@pipeline.com

List of Recommended Replacement Plants – Potomac Greens

Ornamental Trees

- Bloodgood Japanese Maple
- Japanese Cutleaf Maple
- Dwarf Crape Myrtles
- "Okame" Cherry
- Amelanchier "Autumn Brilliance"
- "Jane" Magnolia
- Kousa Dogwood
- American Dogwood

Evergreen Shrubs

- "Otto Luyken" Cherry Laurel
- "Wintergem"/ "Wintergreen" Boxwood
- Dwarf Nandina: "Firepower", "Gulf Stream"
- Nandina domestica
- Blue Hollies
- "Old Gold" Juniper
- Carmellia japonica (spring flowering)
- Carmellia sasanqua (fall flowering)
- Gold Euonymus
- "Densifloris" Yews
- Japanese Holly

Groundcovers

- Variegated Liriope
- Creeping Euonymus
- "Procumbens Nana" Juniper
- Dwarf Mondo Grass

Ornamental Grasses

- "Hamlin" Dwarf Fountain Grass
- "Karl Foerster" Calamagrostis
- Gold Carex

**GROUNDS MANAGEMENT LANDSCAPING
CALENDAR OF SERVICES
POTOMAC GREENS**

SERVICES	JAN	FEB	MAR	APR	MAY	JUNE	JUL	AUG	SEP	OCT	NOV	DEC	Frequency
Ornamental Grass Care													1
Spring Clean Up													1
Mulch/Edge Beds & Trees													2
Fertilize Trees & Shrubs													1
Mowing & Trimming													7-14 days
Edge Curbs and Walks													Every 2nd
Pre-Emergent/Fertilization													2
Broadleaf Weed Control													3
Fall Fertilization (early)													1
Fall Fertilization (late)													1
Lime													1
Pruning - Shrubs													3
Pruning - Trees													N/A
Bed Weed Control													Monthly
Hard Surface Weed Control													Monthly
IPM/Insect Control													As Needed
Overseeding													1
Aeration													1
Annual Flower Installation													2
Watering													N/A

* Calendar represents the typical timeframe for services - actual services dates are subject to change