

Skyestone Community Landscape & Grounds Committee



2022 Year End Review to the Community

***As presented by Committee Chair Mike Freece to the Board of Directors
November 2022***

The Committee The members of this committee have put in countless hours volunteering to make our community a better place. This year alone our committee members have invested over 900 hours of voluntary, unpaid effort to keep improving the appearance of Skyestone.

Our current members are Chair Mike Freece, Vice-Chair Marsha Wells, Secretary Jean Backe, Past Chair Ed Bodnar, Cathy Schmit, Greg Schmit, Kay Osmundson, Martha Fazzio, David Wandersee, Laura Archer, Carol Kendall and Gerry Hernandez [Villas Landscape Subcommittee Chair]. A special thanks is extended to two outgoing members for their dedication and contributions: Marian Brady & Ron McOmber.

Further, we appreciate the support received this year from our Community Manager Michelle Walsh, Board Liaison Peter Keppler, and our Board of Directors as a whole.

Major Responsibilities of the Committee

The Landscape & Grounds Committee is responsible for the common area landscape & grounds of the entire community other than that which is owned and maintained by the City and County of Broomfield [CCOB]. This includes landscape maintenance and snow removal services throughout Skyestone and in coordination with CCOB representatives.

With approval of the Board of Directors, our largest tasks are to:

- Monitor all common grounds for appropriate care & maintenance, identify and seek resolution to problem areas, and identify locations for beautification or other improvements
- Provide oversight of the Landscape Operating Budget—nearly \$524,000 in 2022
- Provide oversight each year of the contracts for landscape & grounds maintenance & snow removal services.

The Landscape & Grounds Committee has had a full year of activities.

Key Accomplishments from the 900+ Voluntary Hours & 30+ Projects tackled this year include:

- **Communication with the community through a Special Town Hall Presentation** in February to share 2021 accomplishments, seek feedback from residents & provide valuable information for the upcoming year.
- **Development and installation of a garden to demonstrate the type of drought-tolerant plants** that can reduce water usage and be an attractive addition to the community.
- **Ongoing distribution of rock throughout the community to aid in drainage** and to reduce the need for constant mulch replacement.
- **Over 1200+ bags of mulch distribution** to refresh the appearance of many garden spots.
- **Removal of more dead trees** from Skystone Common Grounds. In addition, **trees were trimmed throughout Phases 1 thru 5** and **all tree posts in all phases have been removed** from the mature trees throughout the community.
- **Multiple irrigation issues were addressed** and corrected by volunteer members.
- **Service as liaisons with the Board's legal committee to turn over to the County & City of Broomfield several perimeter tracts for maintenance**—including pet stations, trash cans, a playground, a port-a-potty & 1 of the 2 ponds---**resulting in over \$30,000 in initial saving to Skystone residents.**

Taking a Look at Our Projects in Greater Detail, We:

- **Developed an RFP [Request for Proposals] for Landscape services for 2023 thru 2025.**
- **Developed an RFP for snow removal services for the 2022-2023 Season.**
- **Reviewed 7 proposals for landscape and snow services.** Narrowed the field to 3 contractors for each service and had interviews & site visits with each. Eventually chose CDI Environmental for both services and made proposals to the Board to accept. The Board did accept both contract proposals.
- **Began planning for CDI to begin snow services** in October 2022.
- **Contracted with CDI to complete specific projects in 2022** and began planning landscape services to begin 4/1/2023.
- Secured a revised Prep-Rite proposal to complete the **repair and staining of the Phase 1 – 2 Privacy & Crossbow fencing.**
- **Purchased 6+ pallets of bags of mulch for ease of volunteer distribution** throughout the community.

- Once again received a very **generous donation of rock from one of our residents, Bernd Holler. We estimated the value of this donation again this year at \$30,000** and used it to continue to mitigate drainage issues along many of our garden plots and walkways. Although this rock helped us make real progress in converting areas from mulch to rock, we still have a long way to go. We plan to continue the project next season.
- **Updated a priority list of future projects** for enhancement and beautification.

Turning Our Focus towards Winter, We Also:

- **Conducted a review of the snow removal needs** for the Villas and the Common properties. CDI is preparing a map for their use in the coming season.
- **Plan to continue the proactive snow event communications to residents** that we started last winter. Community Manager Michelle Walsh will be providing this in the coming season.

Looking Ahead to Next Year...

There is the saying, 'Nothing worthwhile comes easily'.

That is so true here in Skystone! We are fortunate to have those on this committee who bring vision, dedication, enormous energy and a wealth of talent to our tasks and projects. They have worked hard this year. Most are committed to serve in 2023, and new members have stepped forward to pick up the load of those leaving and assist with any transitions next year.

- **Greg & Cathy Schmit worked tirelessly to remove dead trees** from common property and to remove stakes from trees over 2 years old on common property.
- **Greg Schmit and Ed Bodnar worked many hours on irrigation emergencies**, saving the community a significant amount of repair dollars.
- **Marsha Wells kept up our communications to the community** through the newsletter and website postings. She prepared updates and reports to the Board, including the Special Town Hall Presentation to the community last February. She assisted Jean Backe in preparing the monthly agenda. She was invaluable as a resource for CC&R issues. She assisted in the development of the RFP for landscape services.
- **Ron McOmber** led the team on creating an RFP for 2023 landscape & snow removal services.

- **Marian Brady, Cathy & Greg Schmit, Jean Backe & Ed Bodnar** created a plan and executed the conversion of a portion of Tract “S” to an attractive low water demonstration garden. Cathy was instrumental in securing a grant from the City & County of Broomfield to offset the cost of this project.
- **David Wandersee** distributed 800+ bags of mulch along Skyestone Parkway & other areas to protect plants and refresh the appearance of garden beds.
- **Jean Backe, as Secretary and liaison to the Communications Committee**, prepared our agendas, kept very meticulous minutes, and provided oversight to the storage of key committee documents. She also assisted in the development of an RFP for landscape services.
- **Gerry Hernandez, as Villas Landscape Subcommittee Chair**, worked with the LGC to expand the scope from a focus on snow removal to embracing all landscape and grounds issues. In doing so, she organized her subcommittee into block captains in order to improve communications whenever issues occur or feedback is needed.
- **And, as LGC Chair**, I provided guidance and support to our committee, acted as the point person to respond to resident requests, and worked closely with our community manager, Council of Chairs, Finance Committee, Board of Directors, CCOB representatives and various contractors to elevate the quality of landscape and snow removal services provided to our community.

The entire committee has worked actively together with a cost-conscious focus, always striving to find a better way to keep our community looking its best.

A Final Note with Much Gratitude:

The Committee values the many volunteers who have stepped up to work by our side. We can’t thank you enough! We also appreciate the various donations we have received. We are all working together to make this Skyestone Community a great place to call home.

Addendum: 2022 Year End Summary Website Posting