

BELL TOWER PARK LANDSCAPE COMMITTEE GENERAL UPDATE

Submitted August 31st, 2025,
Committee Chair, Dan Kerinuk



Hi There Everyone,

As summer winds down, the Landscape Committee is pleased to provide the following update.

Despite a relatively quiet August, the committee has been working to improve our landscape issue management processes. A key initiative has been the creation of a comprehensive log to track all of our residents' concerns. This log ensures that no issue is overlooked and allows us to monitor each case from initial report to resolution. The process involves documenting the resident's information and issues, conducting a site review either live or through photos, discussing various solutions, determining the appropriate solution, obtaining proposals, tracking the work scheduling through to completion. The POA President, Landscape Liaison, and Committee Chair collaborate to finalize the action plan. Once approved, the selected vendor completes the work, and the log is updated accordingly.

To further streamline our operations, we've developed a process map outlining roles and responsibilities for situation resolution. This map provides clarity, ensures everyone understands their part in seeing issues through to resolution.

While there has been no recent planting, we have focused on regular maintenance. Trimming of hardwoods, including Shady Ladies (a.k.a. Black Olive) and Oaks, was recently completed by GreenScapes. Palm trimming is underway and expected to continue through next week, weather permitting. The ficus hedge along the boulevard will be trimmed next, having been treated recently for white fly. Additionally, we've observed successful infill in our green buttonwood beds.

Our approach to landscape maintenance mirrors the concept of regular haircuts – striving for a consistently well-maintained appearance without extremes. Just as regular trims prevent both an unkempt look and an overly short cut, consistent landscape maintenance helps us achieve a healthy and aesthetically pleasing environment. However, we can't afford a "haircut" weekly and therefore must accept some over trimming and occasional shagginess.

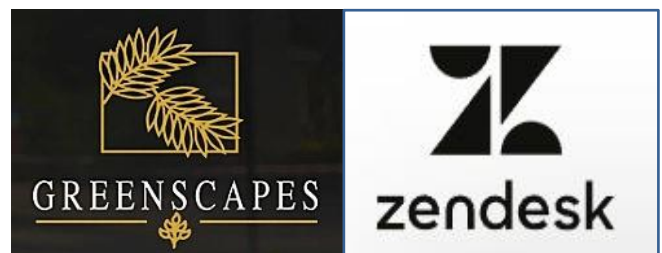
To that end, the committee has developed a detailed chart of our plants outlining the characteristics and maintenance specifications for all authorized plants within the community. GreenScapes is currently reviewing this chart, and a finalized version will be published to ensure transparency and shared expectations. We prioritize plant health and aesthetics, and GreenScapes will address any unauthorized plants as necessary. These processes should allow us to look our best without overspending, i.e, too many haircuts.

We kindly request that residents refrain from trimming community plants themselves. Remember, the community not only owns the plants in common areas but also those in the gardens around each of your homes. If you have concerns about overgrown vegetation, please submit a request through the Zen Desk, and GreenScapes will schedule a professional trim. The vegetation, bushes, trees, shrubs, flowers are all the responsibility of the POA.

Please remember that any modification to the community's landscaping around your home requires an approved ARC proposal and must adhere to the list of authorized plants. Unauthorized alterations may result in costly restoration being borne by the owner. Fillable **ARC** forms can be found on the **"RESIDENTS AREA/FORMS/REQUESTS & REGISTRATIONS"** page of this website. Hard copy versions should also be available in the office literature racks. The form can be completed in a few minutes if you have the information available.

The community will not remove healthy plants, nor will they replace them. If an owner wants to modify the community's landscaping, *and when approved by the ARC*, the cost will be the owner's responsibility.

Don't forget – The most efficient way to get your message to the landscape committee, Greenscapes and the Board is to use Greenscapes' **Zendesk** tool which is accessible from the new BTP POA Website. This process builds a tracking mechanism for Greenscapes, the board, and landscape committee, additionally on the monthly review list. ***(To see how to use Zendesk, visit the website's RESIDENTS AREA/HELPFUL TO KNOW/LANDSCAPE TAB.)***



GreenScapes recently performed an IPM (Integrated Pest Management) treatment to protect our turf from pests, safeguarding against costly damage. These treatments are benign to humans and animals.

We have also invested significantly in irrigation repairs this year, addressing issues with pumps, pipes, and sprinkler heads. In addition to these repairs, we are exploring a new irrigation system that promises significant water savings and reduced maintenance costs. *The new concept reduces the number of distribution heads by 60% while using 40% less water!*

Finally, we anticipate resuming fertilization soon, which will promote robust growth in our landscape. Weed control efforts are ongoing.

We, the Landscape Committee, are happy to directly investigate any concerns or suggestions you may have. So, if you have any comments or questions, please also feel free to email us at dakjrfl@earthlink.net or call **239 851-8133**. And you are also welcome to join the Landscape Committee or attend our meetings which are on the **third Thursday of each month at 4:00 pm** in the clubhouse.

Thank you for your continued support in maintaining our community's beautiful landscape. We appreciate your patience and understanding as we work to improve our methods, accountability, and enhance our environment.