

Bell Tower Park Landscape Committee Update

December 2025

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Hello Everyone,

As we near the end of the year, the Landscape Committee would like to share our final update for 2025. Below is a summary of current conditions, completed work, and plans moving forward.

Weed Control & Fertilization

Next week, GreenScapes will begin fertilization throughout Bell Tower Park. Fertilization will include turf, greenery, and shrubs; hardwoods and palms are not included. The product used is a dry mix that activates when watered in, allowing nutrients to reach the root systems.

Due to ongoing drought conditions, we may not see significant “green-up” until rainfall resumes. However, fertilizer will be applied across all designated areas.

Weed control is applied by GreenScapes on an as-needed basis. In the second week of February, a concentrated effort will target weeds in both beds and turf. Micro weed killers will be applied where necessary. These dry products become inert to people and pets within approximately one hour. Signage will be posted during application. All treatments are applied in compliance with environmental regulations and are not used preventively.

Drought Conditions

Many residents have noticed the extremely low water levels in Bell Tower Park’s lakes. Lee County remains under Level One drought conditions and is currently approximately 20 inches below normal rainfall year-to-date.

Lake levels have been supplemented using our aquifer pump to the maximum amount allowed. Withdrawal limits are strictly regulated, and exceeding them results in fines. Additionally, the POA Board’s proactive decision last year to treat the lakes with a muck-removal process has helped improve water retention with more usable space available.

If you would like—or feel it is necessary—to hand-water plants in our landscaped areas, please feel free to do so.

\$ Budget, Irrigation Repairs & Pump Replacements

As previously communicated, the 2025 landscape budget has been fully expended. A significant portion of the budget was consumed by unexpected irrigation repairs, including electrical work, piping, mainlines, timers, and valve replacements. These issues pushed us over budget several months ago.

Additionally, our irrigation system experienced multiple mechanical and electrical pump failures, which further affected plant and turf replacement timing and costs.

Bell Tower Park currently operates six irrigation pumps: one aquifer pump and five lake-fed irrigation pumps. The aquifer pump was replaced recently and is operating without issue. The lake-fed pumps, however, are the primary concern and continue to let us down routinely at great expense to the budget and plants.

Pump “A” is new and was installed by our long-term vendor, Hoover. It was intended to replace two older pumps, “A” & “B”, but current electrical capacity does not support this configuration. We are actively working with Hoover, our electrician, and FPL to resolve this issue. While Hoover remains our repair contractor due to their role as the original installer, we are also reviewing alternative vendors for future repairs and maintenance. We will continue to press Hoover for resolution of the situation.

The committee has researched several modern pump systems and narrowed the options to two qualified providers. New-generation variable-speed pumps are significantly more energy-efficient and provide better pressure and volume control. Depending on the outcome of the Hoover situation, we anticipate replacing three to four additional pumps. Updates will be shared as decisions are finalized.

The planned Irrigreen pilot installation around the small pool area has been placed on hold until the pump issues are resolved. Irrigreen uses Wi-Fi and Bluetooth-enabled controls with smart irrigation heads capable of watering irregular shapes more efficiently. Claimed benefits include reduced water use (up to 40%) and fewer heads, pipes, and valves. We hope to revisit this project in the first quarter of 2026.

Turf & Ground Cover

We previously announced plans for a large-scale turf replacement after the new budget year begins. This effort will likely be delayed again, as the committee and POA Board believe it

would not be fiscally responsible to install new turf while the irrigation system remains unreliable.

We will continue to replace turf incrementally when conditions allow. A more affordable vendor than GreenScapes remains available, enabling us to stretch the budget further. Turf replacements are planned quarterly and grouped by area to achieve volume pricing. Full truckloads (40 pallets) are required to secure the best pricing.

Homeowners who wish to replace turf at their own expense and irrigate using city water may do so by submitting an ARC request.

Ground cover installations completed this year have been very successful, with no plant loss to date. Growth has been gradual, which is expected. Remember: the first year is survival, the second year is thriving, and the third year is explosion.

Wildflower Project

Wildflower seeds have been planted in five different locations throughout the community. While germination has not yet been observed, limited rainfall may be slowing progress. If successful, this project will add seasonal color, reduce mowing requirements, and lower sod replacement costs.

Please watch for growth near the owner entrance, behind Hyde Park homes, and within the Hyde Park circle.

Complaint Resolution Log

Our Complaint Resolution Log is now fully operational. All reported issues are logged, reviewed, approved, and marked complete once resolved. There are 4 separate sheet within the log, including; plant life, irrigation, turf, and trimming.

Beginning after the first of the year, issues will be addressed in the order received, barring unforeseen circumstances. To ensure your concerns are documented and resolved efficiently, please submit requests using the Zen Desk form on the community website whenever possible.

Upcoming Projects

The Landscape Committee's primary focus for 2026 will be front-yard landscape updates. Several homes have areas that would benefit from renewal, and residents are encouraged to suggest locations.

These efforts will limit investment in larger common-area projects, such as the proposed bamboo screening along US 41 and utility box disguising. However, opportunities offering exceptional value may still be pursued. These targeted improvements are intended to enhance the community's appearance and directly benefit residents and property values.

Trimming & Maintenance

Trimming practices have generated varied feedback this year. To address this, a Bell Tower Park Trimming Guide will soon be published on the community website. The guide lists existing plant species along with recommended trimming frequency and severity, based on horticultural best practices. GreenScapes will follow this guide without deviation.

In 2025, trimming was evenly distributed throughout the year, which did not yield optimal results. In 2026, trimming will be increased during the rainy season and reduced during winter months to better align with plant growth cycles.

Please do not request trimming crews to modify POA owned plants to individual preferences. Consistency is essential for overall landscape health. Any special services requested directly from GreenScapes will be billed to the homeowner.

Hard Cuts & Tree Care

We continue to receive questions about hard cuts. These practices are necessary for the long-term health of many plants. For example, the bougainvillea near the annex entrance rebounded significantly within 30 days of a hard cut.

Hard cuts are commonly applied to the following plants:

- Firebush
- Bougainvillea
- Plumbago
- Mexican Petunia
- Gold Mound
- Hibiscus

Residents have also expressed concern about newly planted crape myrtle trees. These trees are entering dormancy and are not dying. They will be pruned in early spring using proper

horticultural techniques, including buck horning, to promote healthy canopy development. With pruning and seasonal rainfall, they are expected to thrive.

Stay Involved

Thank you for your patience and continued support as we work to improve Bell Tower Park's landscape. Remember, the landscaping around your home belongs to the entire community.

Residents are encouraged to contact committee members, attend monthly meetings, or consider joining the committee. Meetings are held on the third Thursday of each month at 4:00 PM in the clubhouse.

We hope to see you there.

Bell Tower Park Landscape Committee

Working together to keep our community beautiful.