



# Roads and Grounds Community Presentation



**June 26, 2018**

# Agenda

Introduction: Tom Pickens, Committee Co-Chairman

Ponds and Basins Over view: Ron Schmidt

Irrigation of Your Lawn: Joe Guastella

Open to Questions and Comments: Larry Saunders,  
Committee Chairperson

# The Committee

Larry Saunders ...Co-Chair

Tom Pickens...Co-Chair

Nancy Perrine...Secretary

Robin Wetmore...Information Distribution (Beacon)

Ron Schmidt... Ponds and Basins

Alex Gomez

Dan Trivino

Joe Guastella... Advisor to the Committee

## Mission Statement:

The Roads and Grounds Committee will assist the Board of Directors in assuring that the Community Grounds, including amenity grounds, resident lawns and common grounds are maintained as to enhance the entire community.

# Contractors Under Committee Oversight

## Meticulous Landscaping

- Resident Lawn Maintenance

- Community Snow Removal

- Common Area Maintenance including Basins

## Aquatic Technology

- Pond Maintenance

## Cavanaugh

- Insect Control

# Greenbriar Resident Turf Applications

- March - Soil samples are taken from a variety of locations in the community to determine the condition and needs of our soil
- March - A Liquid application of fertilizer and Pre-emergent weed killer
- May - A liquid application is done. It contains another pre-emergent weed killer dosage, fertilizer, Dismiss to combat Kyllinga and Sedge. Trimec to fight broadleaf weeds. Phosphorous and Potassium may also be added as indicated by soil samples.
- June – Granular fertilizer with insect control, Dismiss, Trimec. Fungicide , potassium and phosphorous, as needed
- August/September – Granular fertilizer, broadleaf weed control, insect control and Dismiss
- October/November – The fifth fertilizer application in granular form

\*All times are weather related and may vary accordingly

# Common Grounds Maintenance

Our “primary” common grounds are the main entrance, ponds and basins, The Gatehouse area, Greenbriar Boulevard, Heritage Circle and the Clubhouse, including amenity areas. This does not include the Golf Course.

Landscaping and Maintenance requirements are developed jointly by the Committee, the Management Group and the Contractor for Board Approval. Ponds and Basins are addressed separately. These requirements include:

- Flower, Shrub and Tree Selections
- Establishment of Planting areas
- Tree and Shrub Trimming
- Fertilization, Weed Control, Fungicide and Insecticide Applications
- Core-Aeration and Seeding
- Mowing

Meticulous Landscaping is the sole contractor (except the water in the ponds)

The biggest Landscaping Challenge is in maintaining a vibrant and beautiful appearance to the overall community.

Prominent areas of significance include the front gate area, Greenbriar Boulevard, The Clubhouse and Heritage Circle.

Performance reviews are performed by the committee, the management group and 1,425 homeowners via the RSF process.

# Beautification Project Update

Beautification Projects are funded in two ways:

- Projects and maintenance covered by our Vendor Contract with Meticulous Landscaping. These do not require additional funding. Examples are the flowers planted at the main Entrance Gate, Greenbriar Boulevard and the Clubhouse.
- The committee identifies the second type of needed improvements for a variety of reasons. For these, a cost estimate is generated and included in a budget submission to the Board for annual approval.

Current projects underway or under consideration in this category include:

- Irrigation and improved ground cover/plantings behind golf hole #3
- Cleaning up and refreshment of the clubhouse parking lot beds
- Appearance improvement on the hills along Greenbriar Blvd near holes #8 and #9

The committee is constantly evaluating the appearance of the community landscaping and we value input from residents. Please let us know your suggestions for improvement via the RSF process.

# Community Information Dissemination

The committee is working with Meticulous Landscaping to post scheduled lawn cutting and treatment schedules on the community website. Details will follow via Flyer and email blast.

We will continue to use email blasts to also notify Residents of upcoming lawncare activity, such as fertilizations and weather-related concerns.

The committee contributes to the Beacon monthly. These articles feature, and are used to update the community on, projects and helpful information on Roads and Grounds activities.

We also contribute Bi-monthly Flyers as a means of communicating activities to the community.

There is a host of detailed information on the community website. To Use:

- [www.GOASSOCIATION.com](http://www.GOASSOCIATION.com)
- Click on the Committees tab
- Click on Roads and Grounds
- Select the info you would like to view



# Ponds and Basins Operations & Maintenance

Number of Basins:        19 Dry/ Detention Basins  
                                     10 Wet/ Retention Basins (Ponds)

The Basin Maintenance Plan is jointly developed by the Management Group, The Roads and Grounds Committee and the Board of Directors, based on a NJ DEP approved Performance and Maintenance Plan.

Purpose of the Dry Basins: To absorb and/or control release of storm water to ponds and wetlands (including some offsite locations).

Dry Basin Maintenance Requirements include:

- Mowing of walls and bottoms
- Removal of weeds in the rock flow channels annually
- Clearing of debris in the inflow/outflow tubes and towers
- Repairing and reseeding eroded areas and animal burrows

Purpose of the wet Ponds: (They are sourced from four wells and storm water)

- Provide irrigation of the common grounds and the golf course
- Are integrated components of the community storm water management system by receiving, retaining and moving water to wetlands on and off the community property

Maintenance Requirements:

- Removal and control of unwanted aquatic vegetation
- Coloration to improve visual appeal
- Create aeration and water movement to prevent stagnation

# Irrigation

A meeting was held with Irrigation companies that serve our community. At this meeting, it was agreed by these companies to offer a similar plan when opening up systems in the Spring that includes the following:

1. Check the Rain Sensor for flexibility and battery life
2. Inspect all sprinkler heads for functionality, proper height (not too high or too low) and inform resident of the ones needing replacement or adjustment
3. Adjust all heads for proper lawn coverage
4. Set the sprinkler clock properly (odd/even days per address)
5. Show the resident how to use the “Seasonal Adjustment”. The company will initially set at 50% and teach the resident how to increase to 100% in late June and decrease as temperatures drop in Fall

It is the responsibility of Residents to maintain their sprinkler systems and to replace their sprinkler heads when notified that they are not functioning or if they are set at an improper height due to effects such as settling of the resident property.

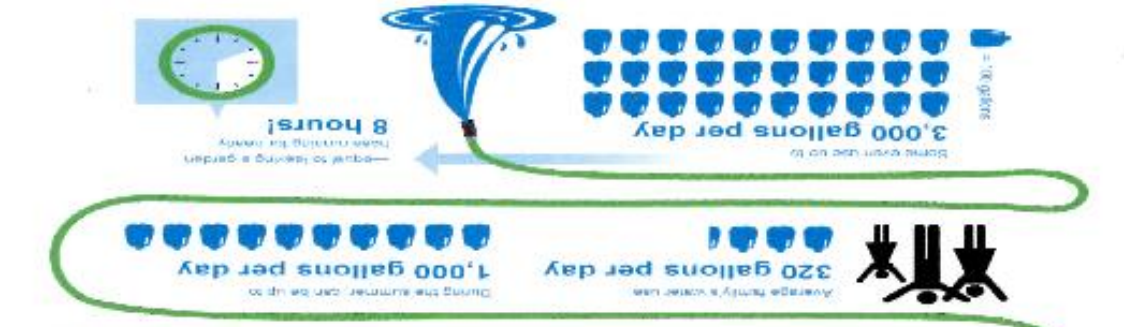
It is not the responsibility of our contractor to adjust, maintain or repair resident sprinkler heads or systems once the resident has been notified that a head needs maintenance or replacement.

# SAVE WATER IN THE YARD THIS SUMMER

As temperatures rise in the summer, so does our outdoor water use, mostly on lawns and landscapes.



Depending on the region, homeowners use 30-60% of their water outdoors. 50% of that is wasted, in part, due to overwatering.



## Simple Things We Can All Do

- Step on it:** Step on the lawn if the grass is dry. If the grass is brown, it doesn't need water.
- Leave it long:** Longer grass provides a more evaporation and lower wind speed, drought-resistant lawn reduces breakdown and lawn damage.
- Take a sprinkler break:** There are many ways to save water. The right break in the summer can reduce irrigation water use by 15%, saving nearly 8,800 gallons of water per year.

## Simple Things Irrigation System Owners Can Do

Homes with automatic irrigation systems can use about 50% more water outdoors.

**Timing is everything:** Plan to water in the early morning or evening to beat daytime evaporation.

**Go with a pro:** Contractors can help install or maintain a new program or adjust an existing one. Irrigation systems so no water is wasted.

**Look for the label:** If your system has a clock, consider upgrading to a Moisture-Sensing digital controller that can take a thermostat for your lawn, using soil moisture to determine when and how long to water. They can reduce irrigation water use by 15%, saving nearly 8,800 gallons of water per year.

**Tune up your system:** Inspect irrigation systems and fix leaks and broken or clogged sprinkler heads. Make sure you're watering the lawn, not the driveway or driveway.

Just 7 broken sprinkler heads could waste up to 25,000 gallons of water each year in a monthly irrigation season — the cost of about 300 additional bulbs.

WaterSense, a partnership program by the U.S. Environmental Protection Agency, seeks to protect the future of our nation's water supply. For more tips on reducing outdoor water use, visit [www.epa.gov/watersense/outdoor](http://www.epa.gov/watersense/outdoor).



# R&G Zone Assignments

Greenbriar Oceanaire

## Roads and Grounds Committee

### Committee Area Assignments - 2018

Area 1 - Dan Trivino	
Beach Haven Way	33
Belmar Blvd	63
Loch Arbor Court	9
Longport Court	19
Rumson Court	37
	161

Area 2 - Tom Pickens	
Holgate Court	11
Pancoast Rd	91
Ship Bottom Lane	35
Strathmere Street	64
Ventnor Court	12
	213

Area 3 - Nancy Perine	
Bayville Road	153
Bay Head Court	7
Fairhaven Way	13
Sea Bright Lane	20
	193

Area 4 - Alex Gomez	
Bradley Beach Way	32
Cape May Court	30
Chadwick Court	10
Margate Way	8
Millstone Way	26
Sea Girt Lane	27
Stone Harbor Way	17
	150

Area 5 - Robin Wetmore	
Brielle Court	10
Point Pleasant Drive	48
Eagleswood Drive	52
Harvey Cedar Lane	72
Mantoloking Lane	28
Highland Drive	0
	210

Area 6 - Ron Schmidt	
Avalon Way	59
Brigantine Blvd	190
	249

Area 7 - Larry Saunders	
Ocean Grove Lane	30
Spring Lake Boulevard	146
	176

Area 8 - Larry Saunders	
Deal Lane	47
Lavalette Lane	16
Manasquan Road	10
	73

<b>Total Homes:</b>	<b>1425</b>
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