



July 19, 2023

The Meadows

At World Golf Village

Saint Augustine, FL 32092

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The storage facility being constructed on the neighboring property to the south of Meadowlark Lane has brought about some significant alterations that are having an effect on our neighborhood.

Without altering the landscape on the association property, the primary building will be three (3) floors tall and very noticeable. The landscaper suggests planting a row of trees, like Southern Magnolias, to create a live barrier that will block the view of the three-story building.

The re-grading of the area was necessary to support the new tree planting and make sure that the land allowed for adequate drainage in order to achieve the landscaping alterations required.

It was found that the area behind the berms showed signs of occasional activity that may potentially constitute a security concern to anyone utilizing the sidewalk or strolling beneath the canopy trees. This was discovered while the vegetation overgrowth was being cleared and the trees were being tended to.

Due to persistent damage to the irrigation sprinklers on both berms, the grass and landscape plants on the berms were not properly watered.

After carefully weighing all the pros and cons, it was determined that using the dirt from the berms would reduce security risks, support tree plantings along the property line, deal with drainage problems, and expand the grass turf area without incurring additional costs for fill dirt and delivery fees.

We now have the chance to investigate whether it would be advantageous to plant a few more canopy trees, like Southern Live Oaks, to expand the amount of available shade thanks to the greater grass turf area. Once the measures necessary this year are finished, this will be taken into consideration next year.

After the earth is leveled, the exposed area will be raked out in order to prepare it for grass seeding. To give the trees and fresh turf the support they need, the irrigation sprinkler coverage will be increased concurrently with the racking process.

The row of trees along the property line will be finished later in the fall, after the temperature cools and the storage facility has finished erecting its perimeter chain link fence.

The process to revitalize our entrance way began in January of this year and is expected to be completed by December—a one-year journey to improve the appearance of our community.

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