

To: FC HOA Board (R. Dunham, J. Snyder, D. Lawson, J. Riddler, L.Lonsbury-Fleenor)
From: FC Grounds Committee (R. Williford, L.Lonsbury-Fleenor, M. Wolfe)
CC: M. Morenings (universallawntn@gmail.com)
Subject: Preliminary Report of Grounds Opportunities for Improvement (Revised)
Date: 8/30/25

The Grounds Committee is pleased to provide our attached preliminary report of landscaping opportunities for improvement. The attached pictures were taken by walking the front/back of the homes on Hampton Ct., E. Hampton Dr., and W. Hampton Dr. We feel these issues are representative of what could also be found on S. Hampton Dr. We've let the pictures tell the story and have distinguished between 1) major opportunities for improvement (the first 7 pages of pictures) followed by 2) general maintenance and weed control issues in shrub/plant beds around homes.

All major opportunities for improvement and most of the general shrub and weed control maintenance issues are outside the scope of our contract with Matt (Universal Lawn of TN). The vast majority of shrubs/beds around homes look great due to the care/maintenance of Universal Lawn of TN and the many owners who are active in maintaining their shrubs/beds.

The branches, invasive plants, and broken fence areas along the FC property line on Hampton Ct. (Figures 1-6) were identified as action items in the 2024 annual meeting and have still not been addressed. We believe it appropriate to leave alone all plants growing within 3 ft. of the fence in order to provide privacy from the adjacent homes outside of FC, but to clear and mulch all remaining area. The area along the fence line across Hampton Ct. (adjacent to 202 S. Hampton Dr.) has the same problem. Fallen trees have destroyed part of the fence, have been cut, and left to rot in the area behind and to the right of 118 E. Hampton Dr. (Figures 7-8).

There are several large fir trees in the common area between homes that have invasive plants growing in/around them and have branches touching the ground (see Figures 10-12). The invasive plants need to be removed. We think it helpful that the branches that are touching the ground and all low dead branches be removed. We believe the priority should remain areas within the common area between homes, and that tree branches touching the ground and invasive plants around the perimeter of FC can and should be left alone.

The dead trees and dead limbs hanging in trees shown in Figures 13-15 are on Hampton Ct. They present a risk (albeit remote) to residents and property should they fall. There are also many instances in FC where tree limbs in the common area between homes are low and present a problem for landscaping staff when they cut grass (Figure 16).

Although 99% of the shrub/plant beds within 6 ft. surrounding homes are free of invasive plants and weeds, there are a few that have been allowed to get out of control. We believe the priority should remain restoring the appearance of shrubs/plant beds on the side of homes facing roads within FC. Accordingly, the plant bed to the left side of 124 W. Hampton Dr. (Figure 24) needs attention. The roses along the side of 120 W. Hampton (Figure 25) need to be cut back and thinned out.

Our contract with Universal Lawn of TN does not include the removal of shrubs that are clearly dead (Figures 22 and 27). *(The contract does not mention the semi-annual trimming/pruning of shrubs that they have agreed to do ... we assume that's an oversight).*

We spoke w/ Matt (Universal Lawn of TN) briefly a few days ago. He expressed his willingness to remove the large branches in Hampton Ct. and take them down to the pad near the first mailbox for pick up in October (we're assuming for an add'l cost). He also explained that he had spoken to Rick about renting a stump grinding machine to address the many stumps (Figures 17-20).

Notwithstanding, there's a great amount of add'l work that needs to be done (Figures 7-12) up/above what may have been previously discussed w/ Matt. There's also the issue of tree maintenance that needs to be done by a tree contractor (Figures 13-15).

Major Opportunities for Improvement

Hampton Ct.

Figure 1



Figure 2



Figure 3

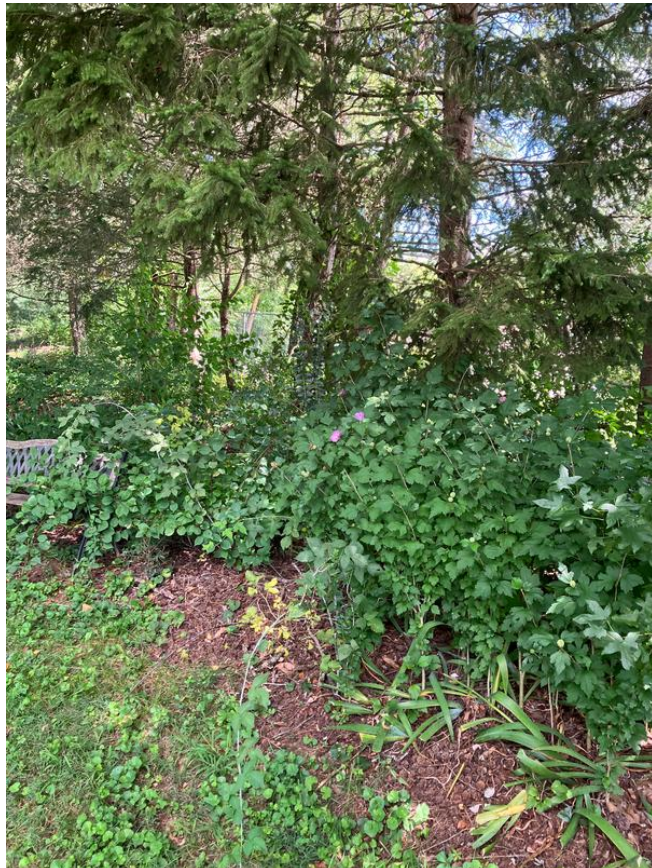


Figure 4



Major Opportunities for Improvement (cont'd)

Hampton Ct. (continued)

Fencing Needs Repair

Figure 5



Figure 6



Major Opportunities for Improvement (cont'd)

Woods Behind 108 E. Hampton Dr.

The fallen trees have destroyed a portion of the fencing

Figure 7



Figure 8



Major Opportunities for Improvement (cont'd)

This large (10 ft. high and 10 ft. in diameter) clump of wild growth behind and up the hill from 111 E. Hampton Dr. needs to be removed. Our bet is that it's a large old stump for which surrounding invasive plants have been allowed to flourish unchecked for years.

Figure 9



Major Opportunities for Improvement (cont'd)

Invasive Growth Needs Removing and Limbs Need to be Off Ground

Figure 10



Figure 11

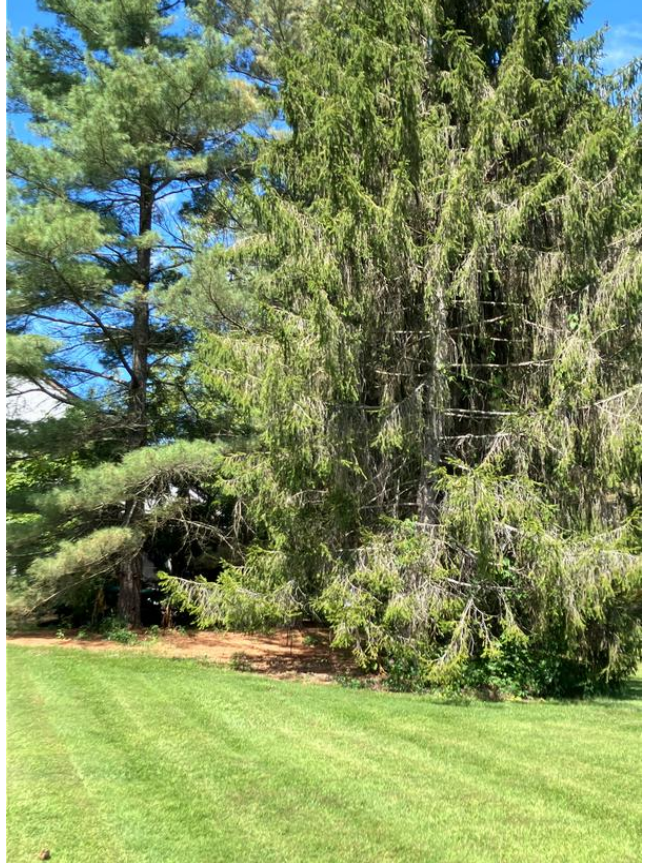


Figure 12



Major Opportunities for Improvement (cont'd)

Dead Trees, Dead Limbs in Trees, Low Limbs Obstacle for Landscapers

Figure 13



Figure 14



Figure 15



Figure 16



Major Opportunities for Improvement (cont'd)

Tree Stumps Need to be Removed

Figure 17



Figure 18



Figure 19



Figure 20



General Shrub/Bed Maintenance & Weed Control

Figure 21



Figure 22



Figure 23



Figure 24



General Shrub/Bed Maintenance & Weed Control (cont'd)

Figure 25



Figure 26

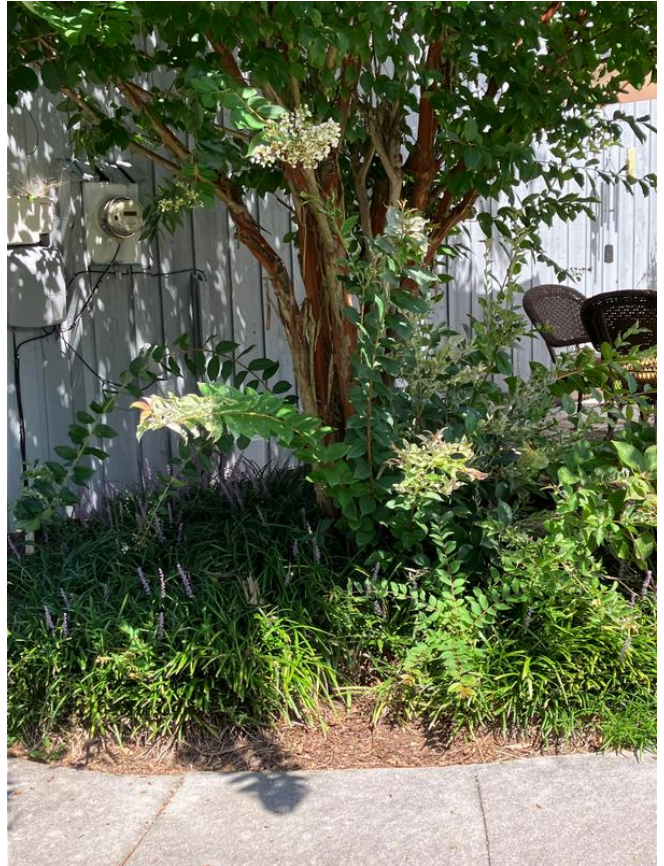


Figure 27



General Shrub/Bed Maintenance & Weed Control (cont'd)

Figure 28



Figure 29

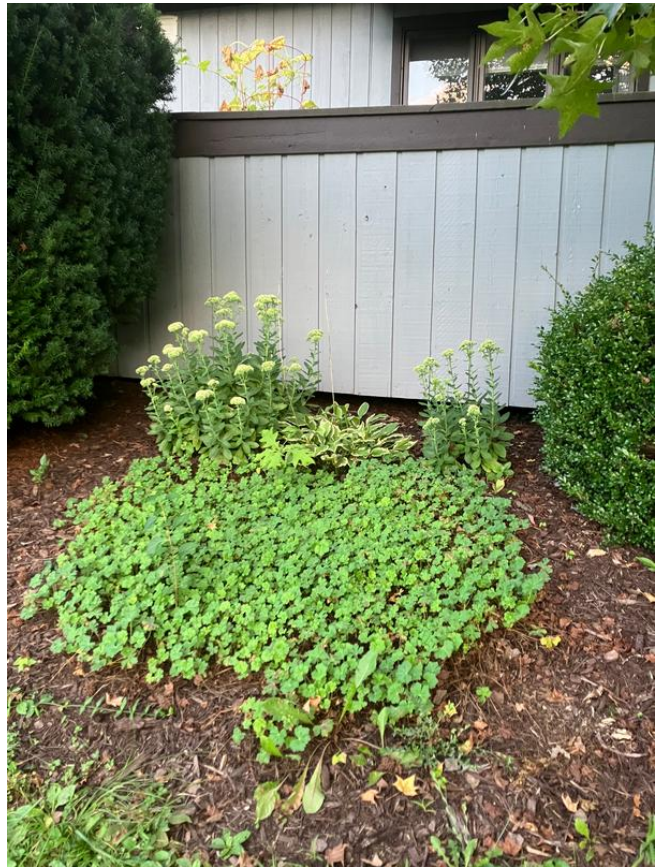


Figure 30

