

To: First Colony (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: FC Grounds Committee Report #2
Date: 1/26/26

The Grounds Committee is pleased to provide this follow-up report to the one we previously released 8/30/25 (copy on <http://www.firstcolonyhoa.org>). We encourage the Board to address the following opportunities for improvement to enhance the appearance of our community. We plan to release a 3rd report in late May 2026. We trust many of these recommendations will be addressed by then.

Matt and team (Universal Lawn) have done a great job taking care of our landscaping since taking over in 2025. We found only a few shrubs/trees in our recent walkthrough of FC they may have missed trimming last fall. Their efforts, as well as their responsiveness in addressing issues as we've shared them, are appreciated.

Fencing

Requests to fix the broken fencing adjacent to Hampton Ct. were made at both the 2024 and 2025 annual meetings. It encouraged us to broaden our examination of the type/condition of the fencing around the entire FC property line and make the following recommendations.

See Figure 1. Much of the property line is heavily wooded. It is unclear the exact location of the property lines. There is no fencing to the north and much of the west of FC. We suggest that the HOA assume responsibility for repairing and maintaining only the chain link fencing along the southeast boundary that is shaded in green since it's easily visible to Hampton Ct. and 202 S. Hampton Dr. owners. Figure 2 shows breaks in this fencing requiring repair.

The chain link fencing down the east of S. Hampton Dr. and E. Hampton Dr. is ~12 ft. on the other side of the thick trees (why it can't be seen from FC). These trees remain a significant obstacle to even getting close to the fencing from the FC side. These trees are behind the fencing as seen from the single-family homes outside of FC. This fencing also has different types/heights. Both characteristics strongly suggest this fencing was installed by the adjacent homeowners outside of FC and is their responsibility to maintain. Figure 3 shows how bad some of this fencing is along E. Hampton Dr.

The northern boundary of FC along the future Sunny Valley community has some very limited (almost nonexistent) barbed wire fencing. It too is ~12 ft. on the other side of thick trees visible from within FC. We should eventually try to understand the location of the actual property line and what fencing the Sunny Valley developer intends to install (if any) along this boundary.

Landscaping

See Figure 4. The area between Hampton Ct. and the fence has invasive plants and is easily visible to Hampton Ct. owners on a daily basis. We believe this area should be cleared of invasive plants and then mulch or pine straw (perhaps cheaper) laid.

There are several trees in the common area whose low branches need to be removed to improve their appearance and enable access to landscapers for mowing. The Grounds Committee did this to the large fir trees in the field behind Hampton Ct. this summer with prior approval from the Board. See Figure 5. Figure 6 shows other trees needing low branches removed elsewhere in FC.

Figure 7 shows two Holly trees for which trimming the top was missed by Universal Lawn.

Figure 8 shows the location of 17 stumps that need to be grinded. Matt (Universal Lawn) explains that he previously proposed renting a stump grinder to remove these stumps for an additional fee.

Flood Risk and Mitigation

We are aware of several areas within FC that have occasional flooding after very heavy rains. This occurred once in 2025. The source for the flood waters shown in Figure 9 is the topography of the properties behind 108/110 E. Hampton Dr. outside FC. An improved drainage plan should have been addressed by FC developers in the 1980s. We believe erosion/coir logs would help to mitigate the problem. See Figure 10.

We've done some additional research of FEMA flood maps of FC and have posted it to <https://firstcolonyhoa.org/landscaping&grounds>.

Figure 1. Type & Condition of Fencing Around FC
Repair and Maintain Only the Section Shaded in Green

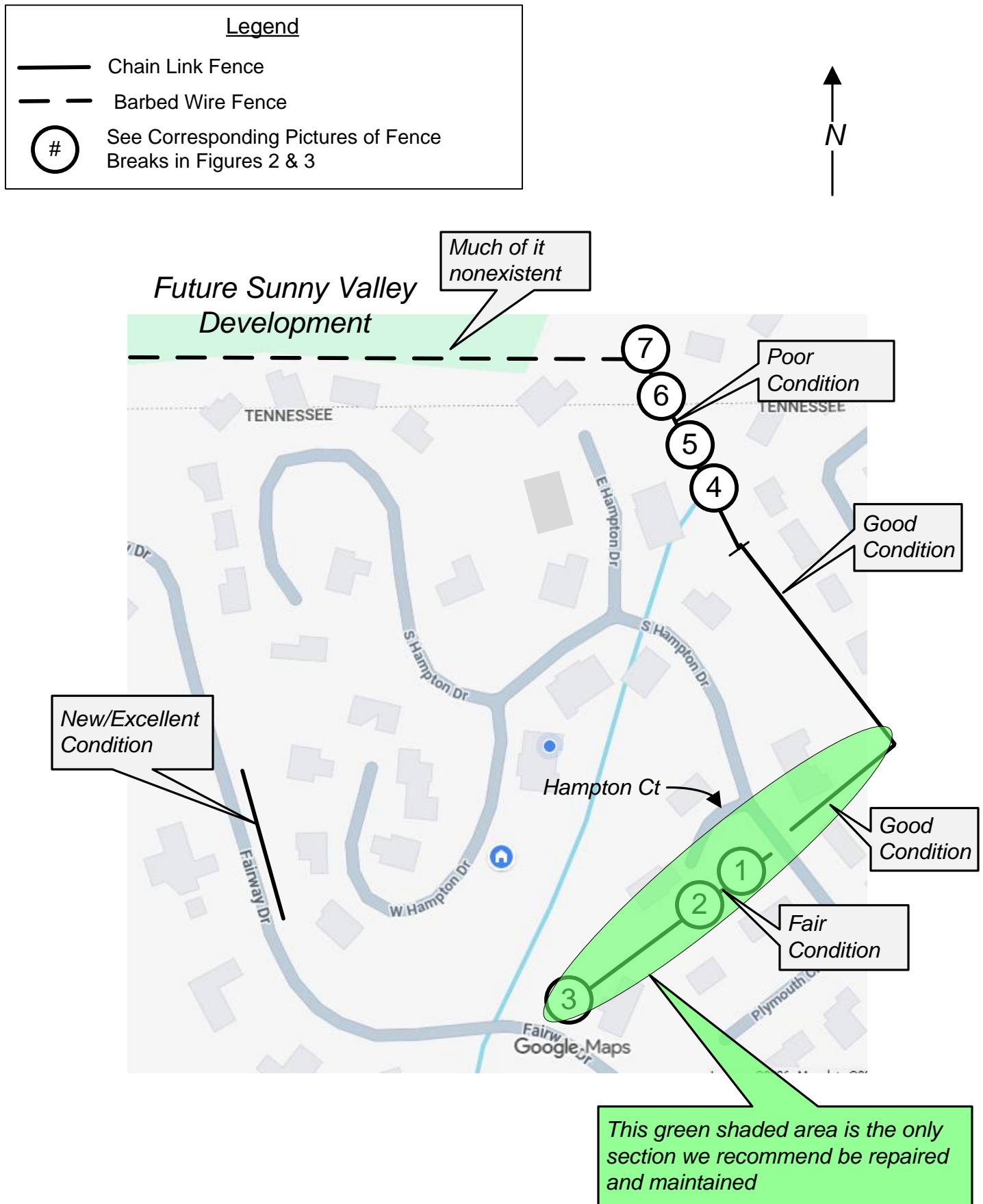


Figure 2. Chain Link Fence Adjacent to Hampton Ct. Needs Repair

Circled numbers denote location on Figure 1.



Figure 3. Broken Fencing 12 ft. Behind Trees Alongside E. Hampton Dr.
Responsibility of Homeowners Outside of FC – Do Nothing

Circled numbers denote location on Figure 1.



Figure 4. Area Between Hampton Ct. and Fence Line
Lay Mulch or Pine Straw



Figure 5. Removal of Low Branches from Trees

Case Study – Large Fir Trees in Field Down from Hampton Ct.

Before

- *Invasive plants around/ within perimeter of trees*
- *Several 2" diameter ivy stalks growing up from ground high into trees impacting their long term health*
- *Challenge for lawncare staff to mow around*



After

(in late fall)



Figure 6. Trees Needing Low Branches Removed



7 Trees Behind 101 and 111 E. Hampton Dr.



View of Trees Above from Other Direction

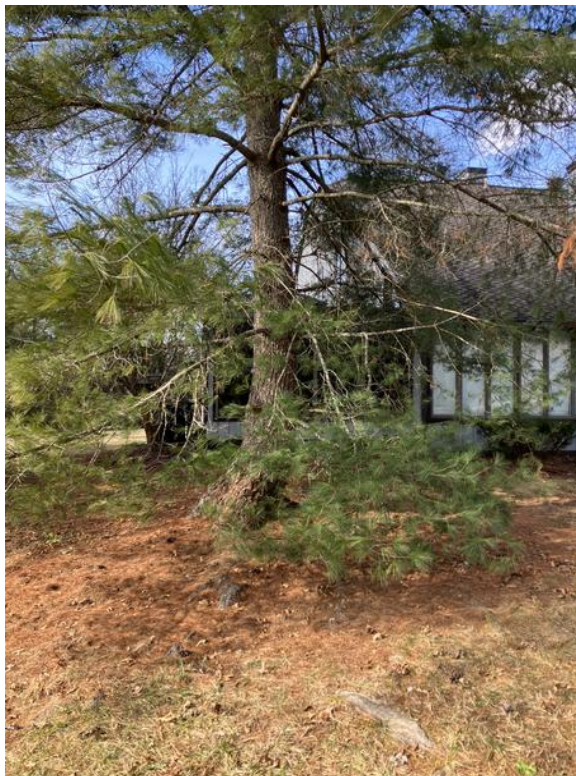
Figure 6. Trees Needing Low Branches Removed (cont'd)



Right Side of 202 S. Hampton Dr.



Behind 101 and 111 E. Hampton Dr.



Behind 286 S. Hampton Dr.



Figure 7. Trimming Top of Holly Trees
These Two Evidently Missed



Back of 286 S. Hampton



Front of 282 S. Hampton

Figure 8. Location of Stumps Needing Grinding



*This symbol notes approximate location of stumps
Corresponding numbers indicate respective diameter in inches.*

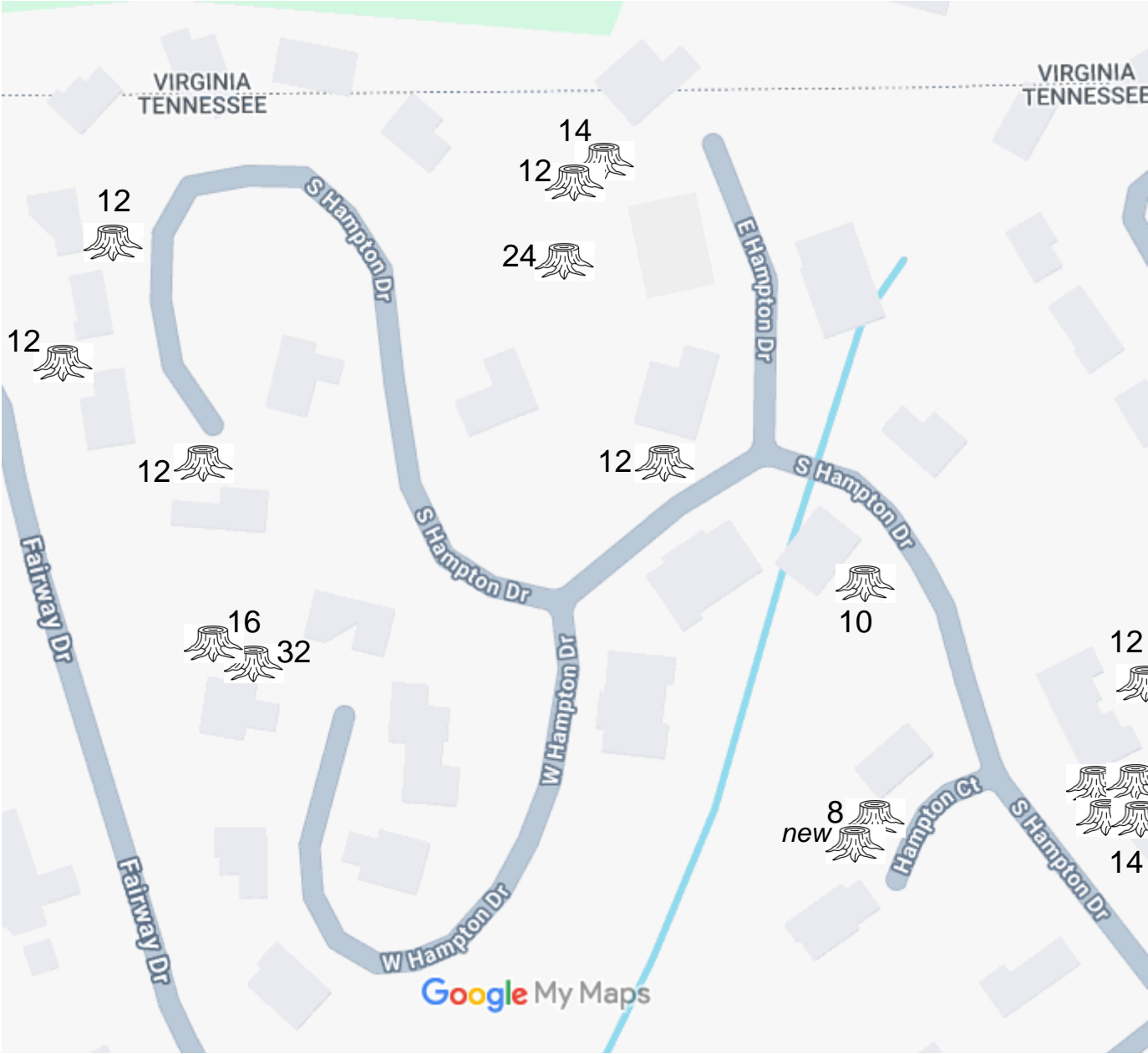
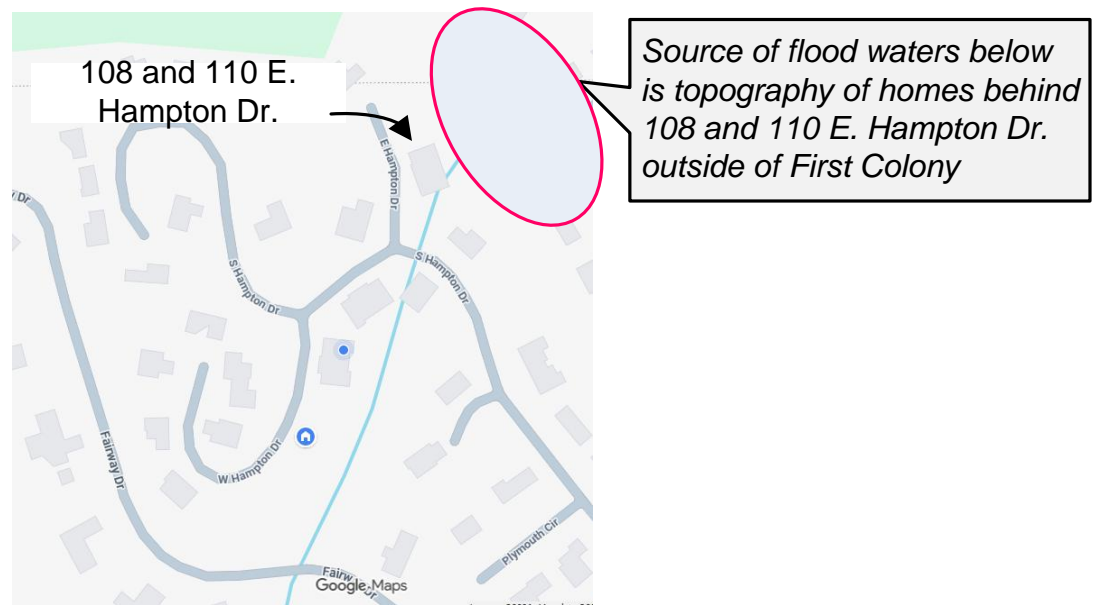


Figure 9. Major Source of Occasional Flooding



July 30, 2025 Storm

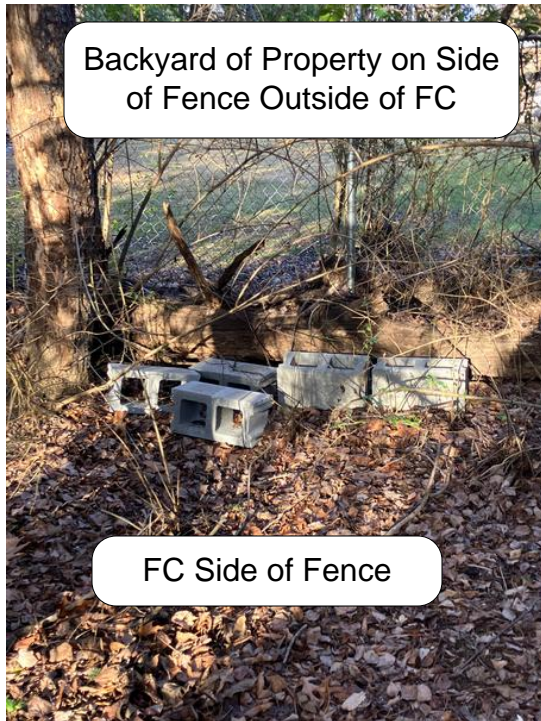


Behind 108 and 110 E. Hampton Dr.



Behind 211/213 S. Hampton Dr. and
107/109 W. Hampton Dr.

Figure 10. Improve the Barrier to Impede Flow and Reduce Erosion Shown in Figure 9



Behind 110 E. Hampton Dr.
What's There Now



Erosion/Coir Logs an Option