

**Circle C Landscape  
Summary Report to the Board  
October, 2012**

- 1. Weather.** Cool and then warm, with intermittent rainy periods! Good for fall, vegetation is green and flowering.
- 2. Maintenance.** We remain on the weekly mowing schedule and have begun the fall fertilization and pre-emergent weed treatments. We have completed fire ant bait on the commons areas. We have a bit of weeding to do throughout, as the rains are helpful to all vegetation, including the weeds. We continue trimming throughout, including hedges, vines and nipping the perennials for good blooms. The vegetation is in good shape, and the cooler temperatures and natural rainfall have promoted blooming.
- 3. Irrigation.** We have continued to improve the irrigation system by replacing rain sensors where needed, and doing some annual improvements such as adjusting head height and replacing worn heads in addition to normal repairs. We have just installed our first major drip irrigation project, covering approximately ½ acre of land on the median just north of Lacrosse. This includes subsurface drip irrigation for the grassed areas, and drip irrigation for the beds. The trees remain on bubblers.
- 4. Water Utility Maintenance.** Each irrigation meter is required to have a backflow preventer to meet City of Austin water code. Our irrigation meters all use doublecheck backflow preventers, and the City requires an annual inspection. We are having all of ours inspected by an outside licensed inspector per City of Austin requirements.
- 5. Tree Care.** We have completed the water fertilization of burr oaks on Escarpment, LaCrosse and Barstow. We are moving forward with scheduling tree pruning on Slaughter Lane as soon as the weather is acceptable for pruning.
- 6. Capital Budget Projects.** We are nearly complete on the renovation of the median on Escarpment, north of LaCrosse. This has been a multi-year project, beginning with the removal of the failing Bradford Pear trees, then planting diversified shade and understory trees. The last phase includes removing all of the burned out St. Augustine grass, leveling the median out, installing a rock work border, installing subsurface and surface drip, and replanting with drought tolerant zoysia turfgrass and additional bed plantings. The median is very large, (a little more than .5 acres of land), and it is in a high traffic area. We think it will look great when complete, and be our first large example of drip irrigation in a high visibility median.
- 7. Upcoming Projects.** We will be replanting the missing shrubs in Circle C North in the upcoming weeks. In Circle C North, the irrigation lines were cut due to the Barstow Court development, but we were able to locate them and tie them off. We will water manually as needed until we can put it all back together, so I have to look at our improvements within that context. After taking care of

Circle C North, we would then fill in shrubs in all other areas. After shrubs, we will be filling in some planting beds throughout the neighborhood. We also will be converting more areas to drip irrigation where feasible.