

Dear Neighbors,

Based on some emails we are receiving, there seems to be some confusion about what we are trying to accomplish, when each phase will be completed, the budget limitations we are confined to, and purchasing information on selected materials.

PHASE I AND II

The public spaces we all use and see will be addressed in phase I and II. This includes the entrance, clubhouse, pool, barren green area used for community events, 2 fountain areas, fence line and plantings along the main roads of our community. The area along Bayshore Blvd will be addressed by the committee applying for a grant from Dunedin Neighborhood Enhancement Program. We successfully funded some of the cost for the sign and plantings at the entrance through this program. Applications are due in the fall and require detailed plans for approval.

PHASE III

This phase has caused much confusion. It is addressing the areas in front of residences. As a reminder, this is also community property. We are a unique community that allows residents to plant and care for this area if they wish to. This has had both positive and negative effects. The positive side of allowing homeowners to plant this area, has given us some beautiful improvements and saved the community some expenses. **These areas will not be redone in Phase III.** However, in the past some homeowners have used invasive plants, over planted, or moved away and the next homeowner doesn't care for it or are not here full time to maintain it. The results have led to overgrown, neglected, hard to maintain areas for the community and sometimes barren areas (except for weeds). It has also led to costly repairs for the community as driveways, watermain and irrigation breaks occur due to some of the plantings. These are the areas that will be addressed when we enter Phase III. (hopefully in about a year, depending on budget and labor constraints)

Phase IV

This phase will bring the well maintained areas and newly improved spaces together for a cohesive, beautiful community.

Plant Selection/Mulch vs Stone/Stone color

We have been given the task of making choices that give the community the most Bang for our Buck. In a very large community that needs a lot of work, plus budget limitations and different opinions from homeowners, we have tried our best to make decisions to accomplish our goal to make Curlew Landings beautiful. Hopefully the following will help you understand our choices.

Plant selection

A list of researched approved, readily available plants has been given as a guide if you want to plant in the front area of your home. Due to time required it is not inclusive of every possible plant, so if there is a plant you wish to use, email CL.landscape@yahoo.com and we will research it and make sure it is ok for the location it is being planted.

Mulch

This is the most cost friendly ground cover to prevent weeds and enhance the look of the garden even if yearly replenishing is needed. Our research has shown it to be the most common material used in townhouse communities, even the most exclusive ones. It is also the most user friendly and can be applied by volunteers, saving the additional expense of needing to hire a landscaper to apply it. The color mulch selected is Brown to coordinate and compliment our earth tone home paint palette. See summary for purchasing information.

Stone

Stone is more costly to purchase and because of its weight, requires the additional expense of hiring a company to haul and apply the large amount we would need. Therefore, mulch will be used in most community areas, except for around the pool. Stone will be used in this area to prevent mulch from blowing in the pool.

Stone color

To continue to compliment our earth tone paint colors and new pool pavers, the stone chosen is River Rock in brown/tan mixture. Several sizes are available. An example of this stone can be seen at the entrance/exit of the community. See summary for purchasing information.

We are aware some have expressed their love of the “beach look” of white rock, others have expressed being tired of it after 30 years and feel it is only currently used in trailer/mobile parks. With 94 homes it is hard to please everyone, but hope that having the rock or mulch options gives everyone a choice that is acceptable.

Summary

- It may be a year or more before the home front areas will be addressed by the committee.
- Plant, rock, and mulch selections are only given now to assist residents who are wishing to change or upgrade before the committee can.
- Not all 94 units will be redone if they don't require it. Units requiring up grades will be done at the discretion of the committee with mulch and minimal plantings for low maintenance.
- If you choose to improve or change the space in front of your home, it is at your expense and upkeep, but must meet the HOA approved guidelines.

Purchasing information:

Mulch- Flori Mulch brown available at Lowes

Stone- Brown/Tan river rock called Alabama gravel available in small, medium and large. Available at Tampa Bay Pond And Rocks at the corner of Michigan and Bayshore

Plants- list is available on Curlew Landings Website

Lastly, the committee has spent a year researching plants, reviewing original site plans, architectural landscape plans, irrigation requirements, budgets, planting availability, community usage needs and obtaining estimates for work to be done by outside companies. We are now ready to move to the best part- Implementing the plan! For those of you that have recently shown an interest in helping see our landscape improve, we will have many work days for pre planting, clean up, weeding, planting and ground cover application. The first will be soon after the road paving is complete. (Date and time to be announced). Bring your shovels, rakes garden gloves, and energy to help us make Curlew Landings beautiful. Questions? Contact CL.landscape@yahoo.com

Thank you,
Curlew Landings Landscape Committee