

Islands of Beaufort Grounds and Landscaping – Responsibilities and Priorities

The purpose of the Grounds and Landscaping (G&L) is to:

- Sustain the safety, functionality, and attractiveness of the community's common area landscapes
- Preserve and maintain the value of IOB Members' lots and homes

Responsibilities of Grounds and Landscaping team members include:

- Identifying/gathering suggestions and feedback regarding grounds and landscaping maintenance and improvements
- Surveying areas in the community to identify landscape and maintenance needs
- Annually reviewing undeveloped lots to determine if debris pickup and/or bushhogging is needed
- Consulting with lot owners or property owners with property adjacent to Common Areas to determine if changes to the landscaping in the Common Area or property owner's lot would enhance the overall appearance of the shared vistas
- Meeting periodically (at least quarterly or more often if needed) to:
 - Review proposals from landscape professional services on landscape improvements, tree assessment and planting
 - Develop plans for addressing maintenance needs and landscape improvements
 - Determine the scope/timeframe for landscaping-related projects
 - Discuss landscaping budget status

The G&L Chair and Board Liaison will:

- Maintain frequent communication with the commercial landscape provider (The Greenery) regarding maintenance needs
- Acquire proposals for professional landscaping enhancement and design (which is outside of the scope of the contract with the commercial landscape provider)
- Consult with a professional tree company that specializes in conducting a community tree assessment to create and develop an ongoing tree maintenance program
- Monitor the front entrance area and easements for maintenance and renovation needs
- Communicate recommendations/requests of plans/projects for enhancement, replacement of plantings, and tree planting/maintenance needs to the BOD for review
- Respond to other grounds and landscaping-related items as needed

The above information will be shared and discussed with other members of Grounds and Landscaping Team during meetings.

Grounds and Landscaping Scope:

- All IOB neighborhood areas on mainland (Five Oaks, Islands Avenue, Battery Chase, De La Gaye Point, Plough Point, Palmetto Place), Cotton Island (CI), and Deer Island (DI)
- Common Areas* adjacent to streets and easements
- Walkways and paths (not sidewalks)
- Approaches to Deer Island and Cotton Island bridges and community-owned docks
- Community-owned landscape lighting
- Landscaping surrounding front entry, kiosk and gate, and DI kiosk and gate
- Irrigation systems
- Landscaping within and surrounding recreational amenities

*Common Areas also include those areas adjacent to streets (generally 10' between the curb and front lot property line.)

G&L Focus for 2025

- Tree inventory and assessment/maintenance and care/planting of specimen and street trees
- Cleaning and maintaining a neat appearance of trees/vegetation along Islands Ave and De La Gaye within 10-15 feet of edge of street
- Dog fennel control
- Irrigation repairs as needed
- Street island clean-up/renovation
- Removal of overgrown and unattractive landscape to reduce maintenance cost and improve the appearance of common and community areas.
- Long Range Plans– If funds are available later in 2025, request consideration by the Board to:
 - Install electrical capacity to uplight designated specimen trees on De La Gaye, Islands Avenue, and mainland landscape islands
 - Consult with a landscape architect to complete development of the front entrance

Contacts:

Please contact Kathy Gardner, G&L Chair if you have questions, feedback, or are interested in joining the G&L team.

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For questions/feedback regarding The Greenery, please contact Carmen Dillard, IOB HOA Board Liaison for the G&L team.

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