

**WOODWINDS COUNCIL OF CO-OWNERS  
LANDSCAPE COMMITTEE  
REPORT OF MEETING**

**Subject:** Blade Runners service contract with Woodwinds

**Date:** Thursday, May 17, 2007

**Time:** 1:00 pm EDT

**Location:** Woodwinds Pavilion

**Attendees:**

Name / Position	Phone	Email Address
Eric Orr, Woodwinds Treasurer	703-715-1172	eric_va8@yahoo.com
Teri Jaeger, Woodwinds Board Member	703-620-2856	tjwoodwinds@att.net
Suzanne Wolfe, Landscape Cte Chair	703-615-2054	ladyorena@aol.com
Eric Storck, President, Blade Runners		
Terry Turner, Blade Runners site manager		

**Background**

The current Blade Runners contract is a 3-year contract that started in 2005 and runs until the end of 2007.

The "contract" with which most residents are familiar is the five-page summary of services and prices, the optional services for which Woodwinds pays extra fees, and the snow removal contract. What most residents are unaware of is the 26-page proposal that provides detailed information about each of the services and technical information about the products and services that Blade Runners provides.

A few residents have registered verbal complaints in association meetings about the perceived sub-standard quality of Blade runners' services. The meeting with Blade Runners is intended to discuss these complaints, learn more about Blade Runners' services, and set expectations for both Blade Runners and Woodwinds.

**Meeting Notes**

**Suzanne Wolfe** was introduced to Eric Storck and Terry Turner as the Landscape Committee chairman and was identified as the **Woodwinds point of contact** for any questions or issues during Blade Runners' visits to the property. Suzanne's work schedule is ideal since she is usually home until early afternoon.

Eric asked about the difference between **calcium chloride** and **magnesium chloride** mentioned in the snow removal section of the contract. Eric Storck explained that the difference is the temperature to which each is effective in melting ice and snow. Magnesium

chloride keeps water in liquid form (thus preventing the formation of ice) at a lower temperature than calcium chloride; it is also more expensive.

It was confirmed that we have **premium** walkway service; and **road clearing** snow removal service. We will be added to their email notification lists for information regarding snow removal.

Eric mentioned that some communities have stopped using salt and sand on their walkways because of the creation of sediment runoff during thawing periods. This problem was highlighted at a recent Reston Association workshop on erosion prevention and watershed management.

Eric Storck identified **Pedro Gomez** as the **foreman in charge** of the working crew that services Woodwinds. Pedro has been with Blade Runners for 12 years; he can communicate passably in English but Eric Storck states that Pedro is one of his best employees.

**Grass seeding** is usually done by Blade Runners between August and October.

**Mowing grass** has been a consistent issue with Woodwinds residents. Teri stated that the Woodwinds Board would prefer to err on the side of having **fewer mowings** and letting the grass grow taller than to stick with the scheduled 23 visits annually. The Board will explain to the residents the rationale in letting the grass become established and healthy before mowing. The preferred **height for cutting** is 3”.

It was mentioned that there is a new 26” blade mower, which might be suitable for our property, but might also take more time to mow because of its smaller size, which could cost us more in the long run, so it might not be suitable.

Eric pointed out that the only change in the current contract from previous years is the price of **mulch**. Erick Storck stated that quality mulch is becoming more difficult to acquire and thus the price has risen. Blade Runners uses organic mulch. According to the contract, old mulch is removed from beds and from around trees and spread in wooded areas when new mulch is applied.

**Pruning** is done selectively and can be requested for specific plants that require it. Blade Runners usually starts trimming of trees and shrubs in late May – early June. Trimming of ornamental grasses is usually done at the same time (not earlier, in the spring).

**Fall Pruning** is usually done in late Sept. – early October.

Teri asked about **renovation pruning** of the shrubs behind the carports on the upper part of Green Watch Way and Terry suggested that some plants may benefit from it; however, an information campaign was advised since the pruning changes the appearance of the shrubs drastically, which may panic some residents.

Suzanne asked about pick-up of acorns & nuts and was told they could do clean up of the acorns/nuts but it would cost us \$42/hour per man, which usually consists of a 3 man team, and we would be billed for the actual time it takes to clean them up with the men and a rake.

Eric raised the issue of **leaf blowers'** impact on soil erosion. Blade Runners will take that into consideration when removing leaves from grassy or mulched soil areas, but they did indicate that they do mulch our leaves.

Eric Storck pointed out that Woodwinds pays for the upgrade to use **organic fertilizer**, which is much better for the soil.