

Palermo Newsletter

September 2019

On Thursday, September 19, 2019 a Palermo HOA board meeting was held at the Venetian River Club. Minutes are posted [HERE](#).

We invited Bloomings, our new landscape vendor, to attend and provide details and answer questions from our walk through of 9/6/19. Soil sample testing revealed that our entire area in Palermo is infected with Take All Patch Disease. This disease is NOT curable however is treatable/controllable and Bloomings has significant experience treating it from communities in Palmer Ranch with overall good results. It lies within the soil and can be dormant if the turf is strong or can present and in our case it is and has presented strongly.

Our walkthrough on 9/6/19 estimated 15000 sq ft of sod replacement in the front yards and sidewalk berm areas ONLY. We know there are other areas affected. In a review with Bloomings management team, we must treat the disease and control it prior to laying sod. Otherwise we are just throwing money away. This week Bloomings is bringing a third party consultant (at no cost to our HOA) to review the situation and advise. Likely several fungicide and fertility applications will be required. A timeline and plan for these applications will be developed and communicated. Once Bloomings feels the disease is controlled we will move to replace sod in all areas. Likely there will be close to 30,000 sq ft to be replaced, however it may be less. Fortunately we have enough in our surplus and budget to handle without any assessment. Moving in to 2020 and beyond there will need to be several applications added to our program to continue to treat for this disease to control it. We will be developing the 2020 budget shortly and will advise at our annual meeting in December further details. I am confident that our HOA dues will be flat most likely. We were striving to reduce them 5-8% but that is unlikely given this situation.

In addition, Bloomings is reviewing our overall irrigation in many facets which includes the overall size and flow of the main line coming into Palermo, as well as individual yards irrigation state and coverage. This will take some time given that there are 78 homes in our HOA and testing is only available on Mondays during a limited time. Based on their review we will see if there are other areas for improvement in this regard.

Mulch will be laid around the entire yard in November by Bloomings. We may enter a rotation in 2020 where we do mulch only in the front and the whole yard every other year (i.e. 2021). We will evaluate and advise.

Finally, I was desirous of trying to get some accountability out of ArtisTree for their lack of attention in this disease and several other areas, much of which was brought to their attention in a detailed fashion in April. However after several conversations, it would likely result in nothing but finger pointing, aggravation and dollars for naught.

This is not something that will remedy overnight, but I am confident we are with the right vendor in Bloomings (who services approximately 450 homes in Venetian Golf & River Club, many for over 10+ years) to assist us and get us to a good place. It is my strong hope that we will see significant improvement in conditions over the next 6-9 months and sooner. It has already been brought to my attention by several homeowners how consistent and sharp the weekly mowing, edging and trimming are with Bloomings.

As a reminder, Service requests should be placed by going to www.bloomingslandscape.com and selecting Service Request in the upper right corner of their homepage. There is no password or community segmentation required for input. If you have an issue that requires a dialogue please send it by email to Brian Rivenbark at Sunstate (brian@sunstatemanagement.com) as you have in the past and cc me (tmtgolfer@gmail.com).

We will continue to keep communications updates flowing.

Sincerely,

Tami Timperio

Palermo HOA President