

Landscape/Park/Pond Meeting, Tuesday, November 6, 2025

Members Present: Tom and Theresa Edwards, Becky Mills, Skip and Pam Folks, Carolyn Sloan, Barbara Eanes, Barbara Hassell

Homeowners Present: Cathy Lindstrom, Marilyn Mitchel

Meeting was called to order at 1 PM

Landscape -

The maple located at 730 South Battery has been removed. Maple roots were in the homeowner's drainage pipe. Paul Buyan removed it at a cost of \$900.00 + \$150.00 for stump removal.

Pond -

Water depth is low. Skip Folks shared the following items concerning the pond with the committee.

1. Ponds are not just for aesthetics. Their primary function is to collect stormwater and protect the surrounding environment from flooding and property damage.
2. As water enters the ponds, they act as a natural filtration system.
3. Ponds served as erosion control.
4. The HOA strives to maintain compliance with Roanoke County.
5. While the ponds contribute to stormwater runoff, etc. they also enhance the aesthetic appeal of our neighborhood and thereby our property values.
6. The ponds are an essential component of our community's infrastructure and perform vital environmental and safety functions.

Park -

We are looking at the request by the BOD to have a gravel parking lot in the park area. At this time it is in the early stage so when more information is received we will pass that along.

Spring will be our target date to begin work at the park. Tom

Our meeting for now is to discuss going forward with the maples on South Battery. We know the costs to North Battery for removing sidewalks and treating insects on North and South Battery have been exhausted. Unable to justify the costs to the HOA we feel looking at the best way to go forward would be to remove some of the maples.

We have attached some basic information on trees and their root systems. We have asked the homeowners to weigh in on what they feel would look nice to add to their street.

This will be a project for Spring and based entirely on our landscape budget as we have other projects lined up also for landscape funds.

Tom was asked about homeowners' input. Homeowners on South Battery would like to see the trees replaced by a different type. Maples are not being considered due to the damage they cause on the driveways and sidewalks

Damaged tree on S. Battery will need to be cut down since it was damaged by Waste Management

Benefits of Non-Invasive Trees

Space Efficiency: These trees are ideal for small gardens, patios, and urban settings where space is limited.

- **Reduced Damage Risk:** [Non-invasive roots are less likely to interfere with foundations, sidewalks, and underground utilities, making them safer choices for landscaping.](#)
- **Aesthetic Appeal:** [Many of these trees offer beautiful flowers, vibrant foliage, and unique shapes, enhancing the visual appeal of your landscape.](#)
- By selecting trees with non-invasive root systems, you can enjoy the beauty and benefits of trees without the worry of damaging your property.

Two Types of Roots

- Trees come with two types of root systems. These are the tap root system and the adventitious root system.
- Tap roots will grow straight down vertically while an adventitious root system will spread and sprawl.
- If you were to see underground you would see that tap roots have a long, straight root with many smaller roots growing out to the sides.
- Opposite to this is the fibrous or adventitious root system where the bulk of the root is near the surface of the soil.

- Plants that are found in arid conditions tend to have deep root systems, unlike plants that grow where water is more freely available and have a shallow root system.
- So, when we plan on adding a tree, **the root system should be one of the main points to consider.**
- Non invasive roots are those that go deep down instead of out towards your septic tank or house in search of water.

Landscape Budget as of 11/03/2025

Balance **\$2,067.00**

Monies spent: **\$1,050.00** (tree removal of Maple on S Battery 11/04/2025)

Remaining funds: **\$1,017.00**

The tree at 730 S Battery needs to be removed due to damaged limb caused by Waste Management on trash pick-up day. The cost is to be determined.

PROJECTS 2026 - Landscape Funds

- TJS Landscaping will plant 6 - 3 gal. Little Princess Spirea, 6 - 3 gal. dwarf butterfly bushes at Walhalla. Quote valid thru 4/30/26
- Quote to place sky pencils at Old York - Quotes to be obtained by TJ
- Sand picnic tables at park and paint – volunteer workday to be scheduled for spring
- Cut back ivy at wall in pond area- volunteers needed
- Paint heron statues – volunteer needed
- St. Francis of Assisi has been moved to Allan Flora's property.
- Quote for removing Maple(s) may be done in stages - ***Tom will ask the BOD to cover the tree removal from the operational costs.***

OPERATIONAL COSTS 2026

Assigned to BOD Tom Edwards

- Gravel parking lot
- Spark screen/Firepit
- Clear drainage area at park - Quote from TJ
- Add gravel around fire pit

New Business:

Barbara Hassell will speak to the neighbor about the debris left behind the Walhalla townhouse to see if we can help to clean up the area.

Theresa would like to emphasize to the community that she regularly sends out community wide emails detailing the work TJ's crew is scheduled to undertake. She hopes that people will read the communication from her to understand better what is scheduled for which month.

The committee discussed different possibilities of making sure everyone is informed about various items of community concern.

Pam suggested that landscape dates be included in the monthly calendar that is sent out to the community.

Becky asked about where the sky pencils will be posted. Theresa said that it would be placed near the stop sign on Old York.

Becky asked whether we need to increase our landscape funds for the pond maintenance. Tom explained that the pond is covered under operational costs.

Theresa said that the county will advise the HOA about the requirements to install a gravel parking lot near the park.

Cathy Lindstrom asked the committee to share with the BOD expected costs for next year's spending.

Cathy also reminded the committee that areas near the park need to be restored according to Roanoke County requirements.

Pam Folks suggested that we wait until we can determine the neighbors' participation in park activities before we spend a great deal of funds in order to justify the monies spent.

The meeting was adjourned at 2:02 PM