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## Backlot Mowing

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To: Poudre Overlook at FtC <atftcpoudreoverlook@gmail.com>

Cc: Lora B 4POHOA <lb4pohoa@gmail.com>, Clay Jones <joneswv66@gmail.com>, John M Tunna <j.tunna@icloud.com>, "Walker G. Flanary" <wgflanary@gmail.com>

To the Board:

I have a few questions regarding Outlot/Backlot Mowing after last week's meeting. I'd like to clarify prior to writing on the subject.

1. Is the lead time for the contractor 4 weeks?
2. Has the mowing been scheduled yet? If yes, what week are we targeting?
3. Is the Treasurer still making all contractor decisions unilaterally at his sole discretion and authority?
  - A. If yes, has the new Board voted (or used unanimous consent) to continue this arrangement?
  - B. If no, is this now a Board decision on when to schedule with the contractor?
  - C. Did the Board actually vote or make a decision at the last meeting to schedule the contractor in "mid-June"?
4. Did the Board agree to create a Landscaping Committee?
  - A. If yes, would a Landscaping Committee have authority to decide when to mow, and make contact with the contractor directly without the Treasurer or a Board decision?
  - B. If yes, when does the Board anticipate letting homeowners know about openings on the committee, and what is the process for appointment?
5. Director Jones advocated for mowing the back lots in late June, or even early July based upon the assessment that it was a very "dry" Winter/Spring. Director Flanary stated that last year was exceptionally wet, causing above-average growth. Did I hear those claims correctly?
6. The rain totals at the [weather station in our community via Weather Underground](#) measured the following precipitation in 2022 and 2023:

2022

January----- 0.94

February----0.39

March-----0.62

April-----0.10

May-----2.62

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Total-----4.67 inches

2023

January----- 0.35

February----0.17

March-----1.39

April-----1.02

May-----3.12

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Total-----6.05 inches

2023 vs. 2022 = +1.38 (29.55% Increase)

It would appear that Director Jones' assessment that it has been dryer in March/April than last year at the same time is not backed up by the data. And, with only half of May passed, we have already surpassed the total for May in 2022 (with more rain in the immediate/long-term forecast). We already have observably deep grass and many weeds in the backlot areas, some approaching knee to waist-deep.

Is it possible that the assessment leading to advocacy for mowing later may result in a condition worse than last year, when many homeowners said the front landscaping and backlots had "gone to hell", is erroneous and there is an actual call to action and/or urgency in scheduling the mowing in mid-June?

For your review, pictures were taken when I wrote about this on 6/15/22 - <https://poudreoverlook.com/new-board-diddles-while-front-landscaping-goes-to-hell/>

If the lower amount of rain led to that outcome by June 15 last year, can we predict that the depth of the grasses and accumulation of weeds will be greater this year given a 30% increase (so far) in precipitation in the past 90 days (March-May)?

7. Did the Treasurer review, present, or discuss any actual precipitation data prior to comments at last week's meeting? Did the Treasurer review the upcoming 10-day weather forecast prior to making comments about lack of precipitation at the 5/9 meeting? Did the Board independently review either that kind of data or forecasts?

8. Based upon this data, is the Board willing, if it has not done so already, to reconsider giving one person full control of scheduling of the backlot mowing (the Treasurer), and instead allow homeowners who are directly affected by this (with properties adjacent to the areas) make the decisions on when to schedule the backlot mowing via a committee that is inclusive of such homeowners?

Thanks so much for answering the questions before I write and publish my article on the subject.

Sincerely,

Andy