

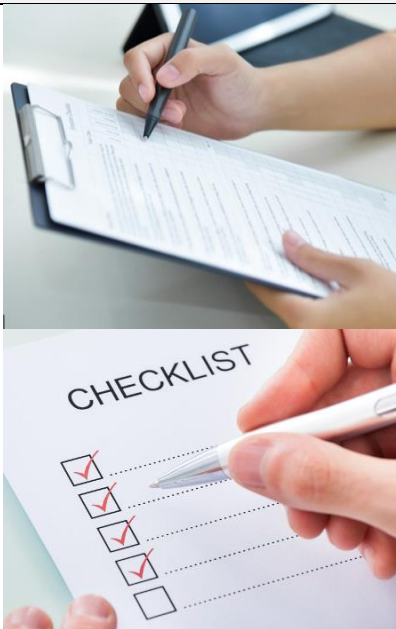
**GRAN VISTA GARDENING REPORT N°005
(2022-10-24)**




**CONTRACTUAL EVALUATION OF THE GARDENING COMPANY DURING 2022
AND PROBLEMS TO SOLVE**



The Gardening Group's usual mission is to annually review whether the gardening companies contracted by Gran Vista meet the specifications of the signed contract, in addition to those carried out in an extraordinary way, and in the event that adjustments are needed, find solutions and write down proposals.

Until now, monitoring reports on gardening work had never been carried out, something extremely crucial to be able to implement any of the new needs that the community or the owners may have, and for which this first report can serve as a basis, since that in 2022 a new gardening company starts working and the community cannot provide any management information, since it does not have any detailed knowledge of the tasks that are being carried out annually in last 25 years.




Each section of the contract is listed below:






ORDINARY ACTIVITIES		
IMAGE	TASK ACCORDING TO CONTRACT AND ANALYSIS	TRACING
	<p>1) Monitoring and Control of gardens, aesthetic and landscaping criteria.</p> <p>Various proposals are initiated throughout 2022 on a new aesthetic criterion on "where" each of the plant species should be placed to avoid problems, to improve sustainability, type of pruning to improve visibility and the need for regeneration of the trees of Gran Vista's large size that begins to be dangerous.</p> <p>Medium and long-term plans are established at no additional cost.</p> <p>Specific studies of trees are carried out at no additional cost since, as the new company has a forestry engineer on staff, it is no longer necessary to pay the thousands of euros that were previously paid in reports.</p> <p>Follow-up checklists are made to document all the tasks that are carried out.</p>	Done

	<p>2) Comprehensive Water Control:</p> <p>With a first inspection in January, areas with excess humidity and silt are documented.</p> <p>An irregularity in the management of water and irrigation between the phases of Gran Vista is documented. This shows that in summer there will be maintenance problems in non-automated areas, since it will be necessary to irrigate in full sun and using much more water.</p> <p>Solution: The company designs and projects an Irrigation Optimization Plan, where the work and costs of automating all the remaining areas are detailed. Well, if it is not done, they will continue with their inexorable deterioration.</p>	<p>Done</p>
	<p>3) Irrigation, programmers, hose, sprinklers, solenoid valve repair, and automation.</p> <p>Because the community did not have a detailed plan of the Gran Vista automation systems, during the first 2 weeks of January a detailed plan of the irrigation systems and state of the automation equipment is made.</p> <p>A large number of faulty automatisms in solenoid valves and some programmers that must be activated manually are documented. They are all fixed.</p> <p>The usual deterioration of broken sprinklers and diffusers due to impacts or kicks is solved every time a new one is documented.</p> <p>Problems in some phases have been documented with breaks in their private irrigation systems somewhere underground, and the absence of nightly automations.</p> <p>Solenoid valve boxes should contain gravel inside and not puddled earth.</p> <p>Solution: A new standardization plan for private irrigation of homes so that everyone who wishes can have their own automated night irrigation. And optimize the boxes of solenoid valves and programmers.</p>	<p>Done</p>
	<p>4) Pruning.</p>	<p>Done</p>
	<p>Pruning shrubby species 2-3 times a year.</p> <p>The established prunings are carried out, the first in winter, the second in lighter spring to favor flowering, but if desired, the spring pruning can be made more important, and during the summer private gardens have been cared for at the rate of 10 homes a week.</p> <p>Winter pruning is currently missing.</p> <p>Any changes in the pruning system can be suggested and implemented.</p>	<p>Done</p>

	<p>Prune olive trees for production.</p> <p>Annual pruning has been carried out to favor the production and harvesting of olives from the more than 105 olive trees in Gran Vista.</p> <p>However, the bad weather for years has meant that very few olives are grown in all of Spain.</p>	<p>Done</p>
	<p>Palm pruning.</p> <p>The pruning of the palm trees in Gran Vista is carried out, although there is a delay of 2-3 weeks due to the need to coordinate the work of collecting plant debris with the work of pruning the palm trees, and the problems derived from not having the trunks of the palm trees shaved “brushed” which made the palm climbers continually lose their balance.</p> <p>Solution: Better adjust the times for the following season due to the need to know the large number of palm trees in Gran Vista.</p>	<p>Done</p>
	<p>Tree pruning of less than 6m.</p> <p>In winter, the sanitary and regeneration pruning required by trees shorter than 6 meters was carried out.</p>	<p>Done</p>
	<p>Pruning actions in open gardens.</p> <p>Pruning is done in open gardens on a regular basis during the first winter pruning.</p> <p>There is a delay in the second pruning, and among the almost 1000 private gardens of Gran Vista, there is one where a hedge grows excessively and does not leave a path between the parked vehicle and the door, and faced with the need for pruning, the own neighbor cuts it on weekends and leaves the remains in the driveway for the gardeners to pick up on Monday.</p> <p>The delay is due to the around 10 weekly works that are requested from private gardens, and that waste a lot of time moving from one place to another in the urbanization. But it allows the company to get to know the wishes and needs of the owners.</p> <p>Solution: Better adjust the times for the following year, as the company already have knowledge of the speed of growth of the species in the gardens.</p>	<p>Done</p>

	<p>Weed removal.</p> <p>Initially at the beginning of the year it was carried out satisfactorily, however, due to the intense spring rains and the summer heat, it was recorded that they increased and proliferated notably in phase 1 and in the Treffen area where the slow growing junipers were planted at the beginning of the year, with the required space between them for further development.</p> <p>In these areas, the removal of weeds is delayed until after the summer due to the needs of irrigation operators.</p> <p>Solution: Adjust the times, since, although the concept of weeds does not exist, they are not aesthetic and these areas where before the weeds were covered by lantanas should be in better condition.</p>	<p>Done</p>
	<p>Scarified.</p> <p>The grass meadows in the swimming pool area are scarified to improve oxygenation of the grass roots.</p>	<p>Done</p>
	<p>Collection of remains and transfer to the landfill.</p> <p>Pruning remains are periodically collected in the plant debris collection area, always before the remains dry completely.</p>	<p>Done</p>
	<p>Cut lawn grass.</p> <p>The lawns have been trimmed regularly, although there has been a problem of excessive delay in late summer. The company informs that it has been due to the excess of requests for performances in private gardens.</p> <p>Solution: The scheduled times for the following season will be better adjusted, since they have not reached the 4 seasons of the year that allow a global monitoring of the needs of Gran Vista.</p>	<p>Done</p>
	<p>Meadow boundary brushcutter.</p> <p>The edges and limits of lawns are cut with a brushcutter.</p>	<p>Done</p>

	<p>5) Blowing, collecting and cleaning.</p> <p>It has been carried out one day a week for each phase and Central Zone, and each one on different days. Passage areas and private gardens, those that were closed with a key or wall, have not been possible except with the express permission of each owner.</p> <p>A greater fall of leaves is recorded due to the rise in temperatures this summer of 2022.</p>	<p>Done</p>
	<p>6) Fertilizers.</p> <p>The fertilization of lawn meadows and plant species in community areas is carried out with "nitrophoska".</p>	<p>Done</p>
	<p>7) Garbage collection and bag exchange.</p> <p>Every morning there is a round of garbage bag collection.</p> <p>Problems are documented in summer after the gardeners leave in the pool area, the bins continue to fill up with rubbish, which is even worse on weekends.</p> <p>Solution: That the lifeguards in summer take the garbage from the bins at the end of their working hours.</p>	<p>Done</p>
	<p>8) Fumigated.</p> <p>The usual fumigations are carried out following the legislation that regulates the products used for each of the species that require it.</p> <p>During the summer an increase in fungi is recorded in poplars and some poplars. This is due to the intense spring rains, the excess heat of the summer of 2022, and the excess humidity of Gran Vista at night.</p>	<p>Done</p>
<p>EXTRAORDINARY ACTIVITIES</p>		
	<p>Replacement of the metal container by a delimited area.</p> <p>Following the procedures of the City Council, the replacement of the metal container was formalized by an area with a heather fence.</p> <p>The gardening company proceeds to collect the pruning remains, avoiding having to pay another company. This allows the community to save around 7.000€ per year.</p>	<p>Done</p>

	<p><i>Aesthetic and sanitary brushing of palm trees.</i></p> <p>Due to the fact that the palm trees of Gran Vista do not have their “tabalas” brushed, and their continuous growth, some of them have become dangerous for climbers.</p> <p>The landscaping company proceeded to shave the surface of some of them, free of charge, so that the community could see the difference between aesthetically caring for the palm trees and not doing so.</p>	<p>Done</p>
	<p><i>Topdressing with mulch</i></p> <p>For the first time, 30 tons of mulch have been applied to improve the health of the lawn, which loses substrate annually with each heavy rain.</p>	<p>Done</p>
	<p><i>Wound healing in diseased trees.</i></p> <p>Several trees in Gran Vista had been pruned without protecting the cuts, which with the night humidity and the sun have caused the proliferation of fungi that affected their health.</p> <p>A healing agent was applied to all these places and the diseases have disappeared.</p>	<p>Done</p>
	<p><i>Elimination of broken bench structures.</i></p> <p>Heavy public seating feet had not been repaired or removed for years and posed a potential hazard if dropped on children as they were not anchored to the ground.</p>	<p>Done</p>
	<p><i>Extraction of dangerous sharp elements.</i></p> <p>In Gran Vista there had been for years several places with cement blocks with sharp cutting aluminum remains next to passageways.</p> <p>They were removed and the hole filled with mulch so that grass would grow on top.</p>	<p>Done</p>

	<p>Filling the surface of Boule courts.</p> <p>The poor condition of the surface of the petanque courts for years was solved by adding several tons of new sand.</p>	<p>Done</p>
	<p>Removal of construction elements.</p> <p>In Gran Vista there had been abandoned construction remains for many years and some next to roads. These unaesthetic remains were removed.</p>	<p>Done</p>
	<p>Burying of water pipes.</p> <p>For years the water pipes were exposed to the sun and inclement weather, registering two breaks in this area.</p> <p>The landscaping company proceeded to bury the pipe with mulch so that the grass would grow on top, since these roots are not a problem.</p>	<p>Done</p>
	<p>Elimination of dangerous cacti.</p> <p>A large number of cacti with spikes are sick and located very close to transit areas.</p> <p>Some of them have broken falling to the sidewalk.</p> <p>Those that have been in poor condition for years are eliminated, as well as other diseased species. They are not aesthetic and unnecessary dangers are avoided.</p>	<p>Done</p>
	<p>Removal of rusty debris from the entrance cart.</p> <p>For years the entrance has been a jumble of rusty iron and remains of fragments of wood from an old decorative cart.</p> <p>The cart had lost all its integrity and shape for years, so it is not aesthetic, nor does it add any decoration to the entrance.</p>	<p>Done</p>
	<p>Redecoration of the entrance signs.</p> <p>The decoration for years in the entrance signs was quite deficient, with dry plants and rolled stones that caked the urine of dogs.</p> <p>Vegetation with green, red and white colors is placed; and the stones are replaced by tree bark that favors perspiration in the case of dog urine.</p>	<p>Done</p>