

Paniolo Hale Homeowners Association Landscape Evaluation
August 2009

Observations by Jim Bevill

General Tree Observations

Tree health care and long term tree quality should be viewed as our goal for making decisions on your project trees and shrubs. The budget dollar cost should be considered over 8-10 years or longer for mature trees and the value they contribute to the landscape assets. The cost of your tree program budget could be reduced if onsite personnel could do more of the pruning on lower type trees in the landscape. At present, large shrubs and trees show tall growth that is starting to overgrow the project. The growth can be controlled by selective crown reduction pruning. This method is referred to by selective drop crouch pruning and can be done also by the onsite crew. Quality selective pruning will be required to accomplish this controlled foliage reduction without noticeable pruning cuts. At present, past pruning cuts are exhibited on branches as stubs, spurs or flush cuts that are detrimental to tree trunk health and do not present quality tree care.

Selected tree evaluations.

1. Fan Palm tree located by the swimming pool building.

The Fan Palm tree appears healthy but is showing more than 50% of the trunk base missing and the resulting rooting area not attached to the tree.. This has created an unsafe situation and in the future the tree is suspect to failure especially during strong winds. Should this failure occur and fall toward the weak side, the pool building would most likely be damaged.

Opinion: The board should consider removing this Fan Palm tree and replant with a lower growth type tree such as Plumeria or develop a theme around the outside pool area space using Ginger plant varieties found on the project



2. Coconut Tree on property line beside unit O-1

The tree is on a hillside and more than 40% of roots areas is or will be exposed at the edge of the slope. In the future, this tree may become unsafe and if allowed to increase in size becomes a risk of falling at a higher cost to remove .At this time, the existing shrubs and trees have established and will give a foliage barrier to the adjacent building if the palm tree is removed.

Opinion: I suggest removing the tree and focus efforts on the remaining Plumeria trees, Hibiscus and Vitex shrubs that are established on the slope. Also, I suggest mulching the bare existing slope and re-establish ground cover that has established on the adjoining slopes in the are



3. Two large Eucalyptus trees on the slope of N-4 and behind L-1

These trees have become tall and out a balance and will require future size reduction. They do not add high value to the existing landscape in current location. The trees are strong but will become a definite safety hazard within 8-10 years if they are not pruned and reduced in size.

Opinion: I suggest that these trees be pruned if they are considered valuable to the project but the cost factor to maintain vs removal should be a consideration over the next 8-10 year As a replacement on the slope, replant the hillside with Plumeria trees in clusters of three spread out on the slope. The scent of the trees would be a benefit to the residents.

4. Coconut Tree in front of M-5

This tree has exposed roots and is leaning toward the building. The safety consideration is that this tree has 3 chain saw cuts on the upper sky ward area of the trunk. This damage is from a previous attempt to remove the tree. These cuts have compromised the tree structure, added to the trunk decay potential and may lead to failure in the future. The tree leaning toward unit M-5 will be the direction this tree will fail and fall towards at some future time period. I do not believe this tree should be considered for saving.

Opinion: My evaluation is to remove tree as soon as possible for the cost savings now and prevent the potential future removal cost and damage. If Coconut Palms will add to this area, plant several up the slope or add to this area with similar existing trees that are thriving now on the slope.



5. Two Paperbark Trees (Melaleuca Species) between J-4 and I-1

Both of these trees are located directly above a sewer main line. The trees fine roots have already compromised the inside of the sewer line and will continue to do so. Additional roots growth will have a negative impacts on the outer sewer line and could contribute to line damage or breakage.

Opinion: I suggest that these two trees be removed now to prevent future annual pruning costs, but more importantly the continuous damage to the main sewer line by tree root intrusion. The possible sewage back up in this sewer line will be a potential emergency at some time also. This tree issue is a real serious, on going cost to plan for as part of a budget line item for tree expenditures. The third Paperback tree should also be considered due to its close proximity to the above sewer line. These trees also do not appear to give privacy to the adjoining units due to their above roof line canopy. I suggest planting similar shrub that exist in the immediate area and add evergreen Plumeria in front of the lanai's if the owners desire more foliage.



6. On my past visits and now this visit, to your project, the question of the how to maintain the citrus trees has been a concern. My review of the citrus trees is that they are being pruned up as landscape trees, not as fruit bearing trees with lower branching that promote fruit on the lower skirts. The old issue is that these branches get in the way of weekly turf mowing. That can be solved by removing the turf from around the citrus trees out to the tree drip line or canopy of the tree. Some citrus trees have a reduced canopy and should have the turf removed out 24 or more inches to promote future growth. In general, this turf removal will also prevent trunk bark damage from line trimmers which has occurred on some trees.. This turf free area than should be routinely fertilized and mulched to retain soil moisture, and prevent grass competition to the citrus trees. The area around the trunk should not be mulched out 6-12 inches depending on the size of the tree trunk Keeping this trunk area dry and mulch free will prevent trunk crown rot.

Landscape improvement suggestions.

Entrance road planter upgrades.

1. Planters at the parking lot facing building T and S should be upgraded to colorful plantings similar to your office entrance. Basic background shrubs that will give you height and privacy to the unit entrances should be used with lower planting closer to the parking lot. The project has the basic plant design in front of buildings L, N, and P. This includes low growing Halaconia with tall ginger in the background as accent foliage. Some existing red foliage plantings could also be utilized to give color such as a Crotea hedge.



2. The right side entrance shrubs, trees and oleanders should be viewed as presenting a pleasing appearance to your project. At present, it appears overgrown, the oleander prevents parking in the allotted spots and this all could be controlled with some selective pruning to control the plantings.
3. The owner of unit A-3 had a question of how to improve his back lanai area. The over grown tree, high growing shrubs and overly shaded area would not allow shaded color vegetation growth. On our short visit, several ideas were discussed that could be accomplished by the onsite crew. I would also be willing to volunteer some time to correct this overgrown area. The challenge would be to direct the proper pruning and removal of dead wood out of the tree and selectively prune the remaining tree limbs to promote the openness of the tree canopy. The remaining shrubs could be selectively pruned down to retain the hedge for privacy yet give overall openness at the rear lanai. This new openness in the area would then lend itself to planting shade type ginger, impatiens and a hedge along the next building units wall. Most of the plantings could be transplanted from on site excessive planting area to utilize on site plants.
4. The question of how to open up the barbeque area below buildings D and C was discussed. The first idea was to maintain privacy to the owners in the area but give some openness to the benches and grilling area.

Opinion: Pruning down of the tall, leggy Podocarpus variety to promote a fuller hedge and give additional privacy to the wall around the grilling area. Prune back some of the overgrowth next to the table area to promote a thicker hedge of the existing vegetation.

Irrigation Program

AS a general statement, the two new Hunter computerized irrigation controller clocks are a wonderful way to start your water management program. They will offer controlled, precise water application programs for turf areas and manage the ground cover planting areas on a separate program. This will give better control for your water application rates.

- 1) You should evaluate the existing irrigation head types and decide on standardizing these for future products. The local irrigation supply offers Hunter and Rainbird products such as heads, nozzles and replacement parts. At present, the project has other types of manufactured irrigations heads that can be utilized until they require upgrading or replacement. The irrigation head nozzles should be standardized to apply a uniform amount of water from each head on each valve system during a prescribed application time. This will promote a managed water program and help reduce the water costs.
- 2) The irrigation maintenance program should have a selected number of heads and nozzles on hand to start making repairs with standardized parts. Buying in quantity such as a box of heads and matching nozzles will add to the reduction of costs in upgrading of your program.

I will be happy to assist in advising your landscape team and teaching proper pruning habit and evaluating the irrigation system. This would include programming the controller, establishing station watering times, past watering time logs and evaluating the irrigation system parts upgrades.

These are example of some of the observation made on your project walk-thru with your Resident Manager John Pele. He has implemented some of the first visit W-T items we discussed to improve your project. I believe the above recommendations will help start improving your level of landscape quality. Please contact me in the future if you have questions.

Respectfully,

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