

## **Willow Brook Estates Beautification Committee**

### **Report of Findings & Recommendations**

**Presented to HOA Board July 15, 2025**

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#### **Executive Summary**

**Mission Statement/Scope:** The Beautification Committee was established with the purpose of assessing the needs and evaluating the opportunities to aesthetically enhance common areas defined as: seven rain gardens (RG), main entrance pillars, non-RG parking areas, lower conservation area mulch walking path, two gravel walking paths.

**Investigative Resources:** CT DEEP, CT North Central Conservation District (licensed arborist), UCONN Nemo, Towns of Plainville/Farmington Inland Wetlands, Bartlett Tree Service (licensed arborist), various websites and YouTube RG videos.

#### **Rain Gardens:**

- a. 6:7 considerably overgrown; a challenge to discern native plants from weeds
- b. Complete “cut-down” to perimeter plants and rock basin zones
- c. Clean out inlet/outlet culvert pipes and check for proper pitch
- d. Incorporate additional stone (CT river rock) to rock basin (aka zone 1)
- e. Incorporate additional native plants/trees and mulch (aka zone 2)
- f. Expand grass perimeter and mulch existing trees (aka zone 3)
- g. Priorities: #7, 6, 1, 2, 4, 5
- h. Bartlett advises against treating/spraying diseased trees
- i. Responsibility: TBD/Ali’s – see site map “maintenance schedule” – compliant?
- j. Begin on/about 9/1/25

#### **Main Entrance:**

- a. Mulch bed around each pillar (see appendix picture)
- b. Committee can plant annuals Spring/Fall – incl. weed, water.
- c. Begin on/about 9/1/25

**Non-RG Parking Areas:**

- a. Committee recommends grass or ground cover vs. stone
- b. Committee can repair if Ali's provides topsoil and residents agree to water when re-seeded
- c. Begin on/about 9/1/25

**Lower Conservation Area/Woods Mulch Waling Path:**

- a. Committee can maintain
- b. Free mulch available when needed
- c. Maintain as needed

**Two Gravel Common Walking Paths:**

- a. Opportunity to remove and replace with grass?
- b. Thereby eliminate need for ongoing maintenance?
- c. HOA vote?

**See Appendix for:**

- Beautification Committee agendas and meeting minutes (provided for detail)
- Rain Garden "location site maps"
- Rain Garden "individual site detail maps"
- Rain Garden # 7 re-design illustration
- Main Entrance pillars illustration