

LANDSCAPE SPECIAL EDITION

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SPRING IS HERE!

This is the time of year that the landscape throughout LBS "springs" to life.

Spring is perhaps the most beautiful time of year in our community as trees and perennials emerge from their winter's rest. It's also the time of year when landscaping activities get underway. You've likely already seen (and heard) landscaping contractors working throughout our community as the growing season gets underway.

This special edition of *Shores* is an introduction to the LBS landscape and what it takes to ensure it looks its best through spring and summer and into fall.

This special edition of *Shores* provides helpful information about what it takes and what we do to take care of our landscape. Consider saving it for future reference.

Landscape Updates for 2026

There are three updates to announce regarding LBS landscaping services for 2026



1. Mary Albanese

Our Landscape Manager, Mary Albanese, has decided to move toward retirement in a phased approach. At the end of March Mary Stepped away from the full-time Landscape Manager role she has filled the last three years. She will continue to work on-site, however, in a temporary role managing planned projects, including oversight of this year's annual enhancement work. Our community is very appreciative of Mary's work and the positive impact her skill and expertise have made on our landscape. We will celebrate her retirement in late May; watch for details in an upcoming issue of Shores Weekly.



2. Expanded Role for Beary Landscaping

For 2026, Beary Landscaping – which has provided landscape maintenance services for Condos 1-6 for the last two years – will provide those services for all 13 condo associations within LBS. For more information, see *Beary Landscaping's Expanded Role & Responsibilities* on [page 4](#).



3. Chris Bartel Joins Clarence Davids & Company

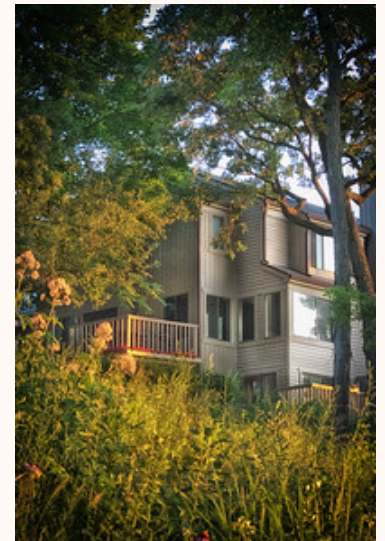
Many LBS residents are familiar with Chris Bartel who, as a vendor, has managed landscape, drainage, swale and retaining wall projects for LBS for several years – first through his company, Bartel Landscaping, and more recently through Martin John Company. We are happy to report that Chris has accepted a position with Clarence Davids & Company – a long-time (and highly regarded) provider of landscaping services. Chris will be the liaison between LBS and Clarence Davids going forward.

Maintaining Our Community's Greatest Asset

As LBS residents we are fortunate to live within a community that offers incomparable scenic beauty. Within its 510 acres of gently rolling terrain, LBS's landscape includes a 90+ acre lake, a 35-acre forest preserve, 16 acres of natural areas, several ponds, more than 10,000 trees, and countless shrubs and flowering plants.

In total, these features comprise one of the most important and appealing assets LBS offers... one we enjoy daily – our community's stunning landscape. Whether your home overlooks our lake, our golf course, a pond or a natural area, you're able to enjoy a beautiful year-round, ever-changing vista that is a hallmark of LBS living.

As you might expect, maintaining our landscape and ensuring it always looks its best is a full-time, year-round job. We contract with several landscape vendors to maintain the various components of our landscape. You'll see these vendors on property throughout the year, but especially during the peak growing season (mid-March through November). The work these vendors do is overseen by our professional Landscape Manager, a member of the First Service Residential management team.



Our Primary Landscape Vendors for 2026

For 2026 the primary landscaping vendors with which we'll be working are:

Beary Landscaping – for ongoing landscape maintenance including mowing, weeding, and application of fertilizer and herbicides

Blue Stem Ecological Services – for care and maintenance of natural areas, including periodic controlled burns

Davey Tree – for care of trees including planting, pruning, and removal of trees as well as plant health care

The services these vendors provide are spelled out in detailed contracts, which typically run three to five years. Their work is subject to ongoing oversight by the LBS Landscape Manager. From time-to-time we also may work with other vendors to fulfill selected smaller-scale landscaping needs.

When any of our landscaping vendors are on property, please allow their employees to do their work undisturbed. If you have any questions, requests, or concerns regarding their work, reach out to your Landscape Rep via email or phone.

The Role of the Landscape Commission

The Landscape Commission acts in an advisory capacity to the Master Board and to each of the individual Condo Boards on matters related to the management of our community's landscape.

Together with the Landscape Manager, the Commission:

- Develops, recommends, and oversees programs which preserve and enhance the LBS landscape.
- Prepares the service specifications, policies, and procedures for the administration of the landscape, including tree care and maintenance of the Natural Areas within LBS.
- Prepares specifications detailing the services required to manage the LBS landscape, solicits bids from qualified vendors, evaluates proposals, selects the best qualified vendors, and monitors their performance over time.
- Conducts periodic walk-through inspections of the LBS property to identify and prioritize landscape needs.
- Serves in an advisory capacity to the Master Board and individual Condo Associations on requests from homeowners to add, remove, or alter the landscape, and
- Provides guidance to volunteer charter groups, including the Conservators, Gardeners of the Shores, Shorecroppers, and Bird & Butterfly clubs.

The Commission is comprised of 13 members – one Representative from each Condo Association. In addition, each Association may appoint one or more Alternates who will attend monthly Commission meetings if a Rep is unable to attend. Each Condo Association has a single vote on matters before the Commission that require a vote.

The primary role of each Landscape Commission Rep is to serve as the communication conduit between homeowners and Board members in their Association, the Landscape Commission, and the LBS Landscape Manager.

- The Commission and Landscape Manager rely on Reps to bring input from their Association to each Commission meeting, and
- Homeowners and Board members of each Association rely on Reps to provide regular updated information relative to the landscape work planned for the community, their Association as a whole and for individual homeowners.

A directory providing contact information for all Landscape Commission Reps and Alternates is on [page 7](#).

Our Landscaping Budget: What You Need to Know

The cost of most landscaping services performed within LBS are covered by a portion of the monthly assessments you pay as an LBS homeowner. These are the services provided under the terms of the contracts LBS has with each of its landscape service vendors.

The average monthly HOA assessment in LBS covers a multitude of maintenance expenses, approximately 12% of which is allocated for landscaping services, including:

- Completing spring and fall clean-up
- Periodic turf mowing
- Weeding
- Herbicide and fertilizer applications
- Maintaining shrubs and other perennials
- Caring for and maintaining our natural areas
- Caring for and maintaining trees (including dormant pruning).



When compared to the cost of landscape services for a private residential home in Barrington the cost to LBS homeowners is notably economical. The ability to manage our landscape within those dollars is impressive. That's one advantage of having these services provided under a commercial contract... but it also means that we're unable to provide homeowners customized, on-demand landscaping services.

Ensuring that each vendor fulfills the terms of its contract is a key responsibility of the LBS Landscape Manager and Landscape Commission. That oversight also includes ensuring that vendors don't perform services in excess of those specified in their contracts and thereby incur additional (unbudgeted) costs.

Of course, the need for landscaping services that aren't specified in our contracts can arise from time to time – for example, replacing aging / dying perennials, reconfiguring / replanting a garden bed, or reseeded bare spots in turf. Generally, though, the costs for these types of services are paid by individual Condo Associations and / or homeowners, depending on the service. These types of expenses – and who is responsible for paying associated costs – will be covered in a future issue of *Shores Weekly*.

For more information regarding the frequency and timing of landscaping services, see *Annual Landscaping Maintenance Calendar* on [page 6](#).

Beary Landscaping's Expanded Role & Responsibilities

For 2026, Beary Landscaping will provide landscape maintenance services for ALL of LBS.

Beary has been the landscape maintenance provider for Condos 1-6 for the past two years; based on Beary's excellent performance it was decided to extend Beary's landscape maintenance service area to include Condos 7-13 for 2026. This means a single contractor will be responsible for maintaining the entire property and will give us the opportunity to assess whether that would be a viable approach for us to maintain going forward.

Note: Beary's current contract is schedule to expire at the end of this year. In the months ahead the Landscape Manager, working with the Landscape Commission, will undertake the process of soliciting proposals to provide landscape maintenance services for 2027-2029. Beary and other qualified vendors will be invited to submit proposals for review and consideration. Later this year the Landscape Commission will submit a recommendation to the Master Board for its review and approval.



Making Changes to the Landscaping Around Your Home

You may plant whatever you want in pots on your decks or within your courtyards. If you want to make any alterations to the landscaping around your home that is outside your deck or courtyard, however, you must file (and get approval of) a Landscape Variance Application (LVA). **Note:** No LVA is required for planting annual flowering plants (“annuals”) as long as the new plantings don’t change the size and shape of the bed and existing perennial plantings remain in place.

If you would like to alter the landscape around your home (outside the area of a private courtyard or deck):

- **Contact your Landscape Rep BEFORE making any changes.** Your Landscape Rep can provide appropriate guidance / instruction regarding the process for getting approval for any changes you may wish to make.
- **Complete a Work Order Request.** If the work in question is to address a basic landscaping maintenance need (e.g., turf repair, pruning, removing a dead tree limb) you may complete a Work Order Request by completing the form available online at the LBS website or by calling the LBS Management Office.
- **Complete a Landscape Variance Application (LVA).** You must complete and submit an LVA for any landscaping changes planned outside a private patio / courtyard (as well as for the installation of a new patio or deck). Your LVA will be subject to review and approval by your Landscape Rep and the LBS Landscape Manager and, ultimately, your Condo Association board. If the Landscape Rep and the Landscape Manager are unable to agree on approval of the LVA, it will be subject to review and recommendation of the full Landscape Commission. An LVA form is available in the LBS Management Office or online at the LBS website. **Note:** If an approved LVA involves installing a new patio or deck, the homeowner must also secure a permit from the Village of Lake Barrington.

Finally, it’s important to remember that the ground outside your home (and private courtyard or deck) is common property. So, any changes you wish to make to this common property it is important to communicate that to your neighbors... especially those who will have direct line of sight of any changes you wish to make. That is why the LVA application includes a page for your neighbors to sign and comment which is then provided to the Condo Association Board.

***Watch for more details about how to file a Work Order Request or LVA
– and what happens when you do – in an upcoming issue of Shores Weekly.***

Why Filing an LVA is Important

Filing and getting approval of a Landscaping Variance Application BEFORE making any changes to the landscaping around your home is important to protect and preserve the integrity of our landscaping overall by helping to ensure that proposed changes won’t:

- Introduce invasive plant species (see [Do Not Plant list](#))
- Require extraordinary ongoing maintenance beyond the scope of those services anticipated in our vendor contracts, or may have a negative impact on drainage.



Annual Landscaping Maintenance Calendar

The landscaping services our vendors provide are specified in the service contracts we maintain with each vendor. The table below lists many of these services and the annual frequency and timing of each.

Maintenance Operations	Annual Occurrence	Timing
Spring Clean-up	1	Mid-March to Mid-April
Fall Clean-up	1	November
Lawn Care		
Turf Mowing	25	Mid-April through Late October
Turf Treatment		
Pre-emergent	1	Late March to Early April
Broadleaf Herbicide	1	Late April to Early May
Broadleaf Herbicide	2	Mid to late June; Early September
Fertilize	3	Late April to Early May; Mid-June; Early September
Shrub, Evergreen & Ground Cover		
Weeding	3	May through Mid-October
Pruning (Winter)	1	March through Mid-April
Pruning	3	June; September through Mid-October
Pre-emergent	1	Late April
Post-emergent	3	Mid-May through Mid-October
Fertilizing	1	Late April
Edging Beds, Tree Rings	1	Late April through May
Perennial Bed Maintenance	6	Early to Mid-April; Late August; Late September-Late October
Leaf Removal (Fall)	2	Early October through Early December
Mulch Beds & Tree Rings (1 zone per year)	Every 3 years	Late April through Early May
Natural Area Maintenance		
Controlled Burns	1	Based on % of overall acreage (2026 = 6 acres)

Tentative schedule of landscape maintenance activities; weather conditions can alter timing of scheduled operations.

How You Can Help...

Water, Please! If you have an outdoor spigot with a garden hose, you can provide valuable support to maintain our landscape by regularly watering the landscaping around your home, especially during extended dry spells. Don't overlook perennials, shrubs and trees, as well.

Plant With Care. Adding accents and color to the garden beds adjacent to your home through the introduction of annual plants is allowed as long as the size of the bed is not increased. Just remember it's your responsibility to remove any annuals you plant during fall clean up time.

Leave Pruning to the Experts. If a shrub or tree near your home needs pruning, do not do the pruning yourself. Submit a Work Order Request and let an expert do the pruning. Our vendors are knowledgeable about plant health and know how to do the pruning without causing lasting damage.

If You Have a Landscaping Question or Concern...

This directory provides the name and contact information for each LBS Landscaping Commission Representative and Alternate:

	Name	Email	Phone	Text
C1	Julie Tortorelli	julietortorelli@comcast.net	(847) 842-9654	(847) 858-5358
	Diane Kevorkian	dckevorkian339@gmail.com	(847) 708-5926	(847) 708-5926
C2	Judi Musschoot	jmussschoot@aol.com	(847) 602-2149	(847) 602-2149
	Pat Armbruster	pat@armbrusterco.com	(847) 835-1818	(847) 835-1818
C3				
C4	Len Zolna	len@zolna.com	(224) 848-4300	(612) 419-3741
	Janice Mattheis	janice.matthies@gmail.com	(708) 280-2713	(708) 280-2713
C5	Judy Earthman	jmearth2@gmail.com		
	Nancy Lashbrook	nelsonlashbrook@gmail.com	(847) 381-9238	(847) 373-2429
C6	Ed Stogenson (Interim)	Estogenson@gmail.com		
C7	Ross Miller (Secretary)	rossatcrg@aol.com	(847) 602-1418	(847) 602-1418
C8	Carol Bergmann	cjbergmann06@yahoo.com		(847) 863-3405
C9	Melinda Betzold	mabetzold@comcast.net	(847) 909-9753	
C10	Doug Grier (Vice Chair)	doug725@yahoo.com	(224) 629-2539	(224) 629-2539
	Ann Ram	ann.ram@gmail.com	(773) 234-4889	
C11	Maggie Luber	mluber1@tt.net	(847) 381-7404	(847) 381-7404
C12	Barbara Forrest (Chair)	barbara4st@comcast.net	(847) 987-8931	(847) 987-8931
C13	Dara Saunders	dlsfrog@att.net	(847) 304-1021	(847) 528-7809
	Ginny Comber	gkcom@sbcglobal.net	(870) 370-2519	
	Sheryl Gray	sgray329@comcast.net	(847) 456-3649	

*The name of the Landscape Commission Representative for each Association appears in **boldface**.*

If interested in serving on the Landscape Commission, please contact a member of your Condo Board
