
**REPORT ON THE STATE OF GARDENING
IN VILLA JANA
CONDADO DE ALHAMA GOLF RESORT**



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1. INTRODUCTION.

At the request of the Community of Owners of Naranjos I in Condado de Alhama, this report and inventory of the landscaping in Villa Jana has been drawn up.

The main objective of the Report is to establish a planning/proposal of different gardening actions coherent with the characteristics of the Resort and the resources available to the Community of Owners of Condado de Alhama Golf Resort.

In order to achieve the main objective, the following intermediate objectives have been established:

- Characterisation of the grass surfaces next to perimeter hedges in Villa Jana.
- Inventory of shrub planting in Villa Jana.

In the following section, characterisation of the lawn surfaces in the Community of Owners of Jardines II is carried out.

2. CARACTERIZACIÓN DE LAS SUPERFICIES DE CÉSPED JUNTO A SETOS DE PERIMETRALES EN VILLA JANA

The variety of grass with which it was decided to install the lawns at Condado de Alhama Golf Resort were subtropical or warm climate varieties, also known as C4, (Cynodon dactylon and Paspalum vaginatum).

These varieties are characterised by their resistance to salinity and drought, which makes them suitable for the situation in the Region of Murcia and, in particular, Condado de Alhama Golf Resort, but they also bring with them another series of disadvantages which, in certain places or times of the year, can reduce their ornamental aspect:

- These varieties do not develop satisfactorily in places that are permanently covered with leftovers and lack of aeration, such as, for example, around the perimeter hedges of private homes and private lawns.
- When temperatures fall below 10-12 °C, the leaves become discoloured, giving them a yellowish tone during most of the winter and part of the spring, until they reach the thermal requirements necessary for their development, 27-35 °C for their aerial development and 23°-29 °C for their root development.
- It is no less important to bear in mind that the availability of resources available for the grass meadow itself is very limited, as it is surrounded by the roots of the shrub layer and other trees or palms.

In this sense, it can be seen that in some houses in Villa Jana, the lawn has not been able to develop satisfactorily due to the fact that the development of the roots of the Ficus microcarpa hedges has not allowed the lawn to develop.

Each of the affected areas in Villa Jana are identified below.

Zone	Superficie (m2)
Villa Jana 9	12
Villa Jana 11-13	32
Villa Jana 15	12
Villa Jana 17-19	18
Villa Jana 23-25	21
Villa Jana 22-20	32
Villa Jana 18-16	32
Villa Jana 16	3
Villa Jana 14-12	18
Total	180

On the other hand, several areas have been identified where the *Ficus microcarpa* hedge is in an advanced state of senescence. For this reason, the following section gives a brief overview of the number of affected units in each of the houses.

3. CHARACTERISATION OF HEDGEROW CLUMPS IN VILLA JANA

The following table shows the number of *Ficus microcarpa* hedgerows in each of the affected villages.

Zone	Faults <i>Ficus microcarpa</i> (ud)
Villa Jana 1-3	12
Villa Jana 17-10	18
Villa Jana 19-21	12
Villa Jana 21-23	18
Villa Jana 23-25	18
Villa Jana 26	15
Villa Jana 22-20	12
Villa Jana 20-18	18
Villa Jana 4-2	12
Total	135





4. INVENTORISATION OF BOUGAINVILLEA SHRUBBY BUSHES IN VILLA JANA

The following table gives a count of the number of *Bougainvillea* spp. bushes in each of the affected villages.

Zone	Faults de <i>Bougainvillea</i> (ud)
Villa Jana 23-21	2
Villa Jana 19-17	2
Villa Jana 14-12	2
Villa Jana 15-13	2
Villa Jana 11-9	2
Total	10

Zone	Faults of <i>Bougainvillea</i> (ud)
	
	
	

5. CONCLUSIONS

Lawn surfaces in the Villa Jana Community of Owners.

- The turf patches in corridors and narrow areas are the result of a lack of soil and nutrients due to the high pressure exerted by the roots of the Ficus hedges on the turf.
- Another problem associated with the current appearance of the natural grass is the original integrated drip irrigation system, which is of poor quality and over the years the grass roots themselves clog the emitters and reduce the flow of irrigation water.
- It is not possible to restore these surfaces by reseeding, due to the lack of soil and excess of Ficus roots.

Shrub units of the Ficus hedge in the Villa Jana Community of Owners.

- With regard to the Ficus microcarpa hedge, up to 135 decrepit units can be found, but their elimination cannot be localised as their roots are very developed and intertwined with each other.
- As a solution to this problem, it is proposed to replace the entire line of Ficus microcarpa hedges with a new Pistacia lentiscus variety and natural grass.

Bougainvillea spp. shrub units in the Villa Jana Community of Owners.

- At present, Bougainvillea spp. shrubs are not developed for different reasons, one of them being the high compaction of the soil on which the garden sits, which greatly conditions the development of plants that do not yet have a developed root system.
- Therefore, as a solution to this problem, STV Gestión proposes the replacement of the current Bougainvillea spp. units with larger ones that have a developed root system that allows them to adapt to the soil in the best possible conditions.

The following actions are proposed as possible solutions:

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JCA-22-027_Remodelacion-jardineria_VILLA-JANA

This proposal consists of the complete removal of the current Ficus microcarpa hedge that divides the villas, as well as the removal of the roots. In addition, the decrepit grass surface will be removed as a result of the pressure of the hedge's roots.

Replacement of the Ficus hedge with another variety of mastic tree and replacement of the grass surface with a new batch of natural grass of the Bermuda variety (*Cynodon dactylon*).

JCA-22-027_V2_Remodelacion-jardineria_VILLA-JANA

This proposal consists of the complete removal of the current Ficus microcarpa hedge that divides the villas, as well as the removal of the roots. In addition, the decrepit grass surface will be removed as a result of the pressure of the hedge's roots.

Instead of replacing the surface with grass, it is intended to place anti-weed netting and to spread the entire affected surface with 12/20 gauge deep yellow gravel. In addition, the gravel surface will be delimited with a 2.8 mm Corten steel plate.

JCA-22-028_Sustitución-bougainvillea_VILLA-JANA

This proposal aims to act on the number of dwellings with small Bougainvillea specimens. In those columns(5) where 2 Bougainvillea spp. can be found, a pyramidal Bougainvillea glabra specimen of about 3 m in height will be supplied, i.e. a total of 5 new Bougainvilleas.