

Park at Timberhill Owner's Association
Minutes of the Home Owner's Meeting for Landscaping
September 11, 2017

Call to Order

Kurt Powel of WCM called the meeting to order at 6:07 PM. Board members Joanna Dunn, John Winckler and Tom Meier (secretary) were present. Also in attendance were the Community Manager, Kurt Powell of WCM.

Meeting Objective

The meeting purpose was to address the various topics around Landscaping within the neighborhood. Primary topics were:

1. Current Landscape contractor options,
2. Neighborhood perimeter re-landscaping [Huckleberry and 29th street],
3. Front yard landscaping options,
4. ARC Document update.

Treasurer's Report – The Budget was not reviewed.

State of the Neighborhood Address

There were additional trees that died during first half of 2017, most of which were cut and removed by the city. Replanting would happen during winter of 2017/2018.

New Business / General discussions

Current landscape Maintenance

Some response received, Superior ~\$500/month cheaper. Will follow up on Handy Hands and add improved response requirements for repairs to irrigation.

Landscape review

There was a request to review the landscape quality along Huckleberry & 29th street common perimeter, since the moss has killed off a sizeable portion of the grass. The concern is appearance change could potentially reduce property values of our neighborhood. Note, summer watering had been suspended to save money on water cost and let the grass go dormant.

goals:

- Improved appearance
- Lower water usage than grass

Concerns:

- Not enough money in savings (~\$20k in reserve), similar work and street lineage planned in Meadow Ridge will be about \$50k. Annual dues would go up.
- No water savings for 3-4 yrs. until new shrubbery is well established.
- Drip irrigation much more efficient, but more expensive to install. (uncertain how much of existing system could be re-used.)
- Periodical Mulching still required 2-5yrs (bark chips or bark rock) and cost estimate needed.
- Replacing areas back to just grass is problematic due to the dense tree surface roots in some locations, chemical costs, use/cost of watering.

Project scope options to explore:

- A) All of Huckleberry tree lawn on north side, and 29th street up to Silktassel Drive.

- B) 29th street plus Huckleberry up to Foxtail.
- C) Corner by monument, plus Huckleberry up to Foxtail.
- D) Corner only, by monument area.

The Board requested that rough proposal/costs be obtained for option C since everyone driving into the neighborhood would view the change, thus the highest visual impact for the cost. A future decision could be made on 29th street once pilot project is completed. Kurt will arrange on-site meetings with possible landscapers and try to arrange it so the board, perhaps others, can show up as well, to get discussion and rough estimates for possible solutions to the landscaping.

Potential landscape designer options:

- Shonards
- Superior
- Handy Hands
- Straub
- Gaia

Home Landscape (front yards)

Homeowners want to conserve water/chemical usage in front yards by replacing grass with low maintenance landscape. Current community ARC rules are unclear. Board to work with Kurt will write up a proposed revision of the Guidelines to clarify use of grass and bark dust in the front yards, as well as eliminate outdated or irrelevant portions.

Invasive vegetation

Kurt to confirm with City that common areas that are overgrown with non-native plants (Poison Oak and blackberries) can be removed or cut back.

Solar Panels

There current is no direction for solar panel installations in the current community ARC rules. Kurt will write up a proposed revision of the Guidelines to include solar panel recommendations as discussed at the meeting.

Next meeting

Meeting TBD, once feedback is available from landscape design firms.

Adjournment

The meeting was adjourned by Kurt at 6:45PM. Tom M seconded the motion.