

COMMON AREA LANDSCAPE PRIORITY LIST and PLANTING PLAN – 2020

This list was approved by the Common Area Landscape Committee (CALC) on August 30, 2019.

Note that this list is in priority order as recommended by the CALC and that a Tier 1 (b) section has been added due to need.

A. Tier 1 (a) – Safety and/or building structure related.

Tier 1 (b) – Immediate need for not safety/building structure related.

B. Tier 2 – Improvement/replacement in high traffic pedestrian and high traffic vehicular areas.

C. Tier 3 - Improvement/replacement in non-high traffic areas.

D. Tier 4 – Other.

A. Tier 1 (a) – Safety and/or building structure related.

1. Review 2020 tree trim schedule by tree number. Double check list via tree number and to eliminate City trees. Confirm that all trees are tagged.
2. Paint or cover all irrigation controllers to extend life of controllers/equipment.

Tier 1 (b) – Immediate need but not safety and/or building structure related.

1. Common Area - resolve irrigation issues.

B. Tier 2 – Improvement/replacement in high traffic pedestrian and high traffic vehicular areas.

1. Common Area: Renovate all (or most) parkways on Shenandoah (from Claremont Blvd. to south of Davenport). Step 1: Renovate the two bare parkways on the east side of Shenandoah just south of 744 Davenport. Install weed cloth, purple bushes and rockscape like those currently installed in the Shenandoah parkway of 744 Davenport. Step 2: Proceed with renovating bare parkways as needed, until all (or most) of the common parkways on Shenandoah are completed. (Waiting for revised bid)
2. Middle Park: Plant climbing and other bushes against TCC fence to fill in bare areas. (Bid received)
3. Plant bushes for consistency along Courtside fences facing Shenandoah. (Hold work until spring to observe growth of existing plants).
4. South Park – renovate north end, remove Ivy from HOA side of SFH fence. Replant area with drought tolerant succulents (similar to other planters in South Park) and install mow curb. (Bid received)
5. Common Area – plant trees and bushes as recommended by Landcare and Park West. (See attached draft 2020 Planting Plan.
6. Common Area – re-seed bare turf areas as needed and scalp and reseed bare turf areas as needed.

C. Tier 3 - Improvement/replacement in non-high traffic areas.

1. North Park – South Planter: Consider removing irrigation and roses from east, west corners and Gettysburg entrance corners for appearance and to increase water pressure to North Park south planter area in general. Install weed cloth and install available rocks to fill in, mulch as needed.
2. Common Area - Chattanooga “slope” - Determine what, if anything will grow successfully on the slope behind Courtside mail box. Current pine trees/pine needles have prevented all previous plantings from succeeding.

(continued)

3. Common Area - Albany Ct/Stanislaus corner. Watch current bougainvillea planting for health, including area adjacent to SFH wall which abuts Courtside on Albany.
4. Middle Park: Replace/add to bushes against SFH fences for consistency. Mulch bare planter areas on upper west side and lower east side.
5. Common Area - Stanislaus – north end - replace missing bushes/plants. Remove random/volunteer growth as needed.
6. Middle Park “curve” – (from before where the path starts to turn south west towards the tot lot and around the curve towards the tot lot – both sides), plant bushes and remove grass/plant grass as needed.
7. Common Area: Remove debris/declining plants as appropriate and mulch bare areas between structures as needed.

D. Tier 4 – Other

1. South Park: Purchase second cement trash can and dog poo bag station.
2. Common Area: Re-mulch planters in South Park, North Park and Middle Park. Note that park planters should be mulched annually for water retention, weed control and aesthetics. Our parks were not mulched for several years until 2019 when they were all partially mulched. Extra funds permitting they should be fully mulched in late 2020 or 2021.

Saved in Landscape File as 2020 Common Area Landscape Priority List

COMMON AREA PLANTING PLAN 2020

In addition to plantings contained in the 2020 Common Area Priority List, the below is recommended regarding HOA trees.

Philosophy: The planting of trees should take into account two steps:

- (A) Planting trees in new and appropriate places (and some planting of trees to take the place of some of trees which required removal due to disease or danger to structures).

AND

- (B) Planting trees which, within 5 to 10 years, will replace trees that are healthy now, but which are expected to decline.

Trees, like all living things, don't live forever. A "succession" plan must be put in place so that new trees are planted with the knowledge that existing trees will age and eventually die.

In the case of our HOA, our recommended "Plan A" consists of planting of 15 trees in 2020 - in appropriate area locations as follows: (trees are numbered for reference, not for priority). Cost: \$15,000.

1. Dessert Willow – north of area formerly occupied by M 408.
2. Golden Rain – Middle Park, northwest end.
3. Chinese Elm # 1 – Middle Park, south of area formerly occupied by M 409.
4. Chinese Elm # 2 – as above.
5. Crepe Myrtle – as above.
6. Coast Live Oak – South Park – south area formerly occupied by large sycamore.
7. Grande Flora Magnolia – South Park
8. Palo Verde # 1 – South Park – north end – to be installed when area is renovated.
9. Palo Verde # 2 – as above
10. Palo Verde # 3 – as above.
11. Tristiana # 1 – North Park – north end.
12. Tristiana # 2 – as above
13. Desert Willow # 1 – Middle Park – slightly north west of "gully" area.
14. Desert Willow # 2 – as above.
15. Desert Willow # 3 - as above.

"Plan B" Recommended planting for 2021 – 15 trees as follows:

1. Coast Live Oak # 1 – South Park.
2. Coast Live Oak # 2 – as above
3. Crepe Myrtle – South Park – north end (as needed to balance color)
4. Golden Rain # 1 – North Park – south end.
5. Golden Rain # 2 – as above
6. Chinese Pistache # 1 – North Park – southwest end.
7. Chinese Pistache # 2 – as above.
8. TBD – Middle Park
9. TBD – Middle Park
10. TBD - Middle Park
- 11-15 Trees and their locations TBD

END