

Landscaping - Frontages Upgrade Project - June 2017

Earlier this year the HOA Board made the decision to address a number of long standing landscaping issues in our community. A significant upgrade project plan has been developed, and is about to be put into action. Work commences in the 3rd week in June and this note is to give Home Owners the background, and details of the work.

The HOA Board decided to focus on the frontages where shrubs have been allowed, over many years, to outgrow their location. Although they are constantly trimmed to keep pathways and driveways clear, this has resulted in ugly shapes with little depth of green growth and a lot of bare wood beneath. They are a prime habitat for rodents and snakes, especially when up against buildings, and require a significant proportion of our landscape maintenance team's time for little visual benefit.

The Board sought advice from many sources including specialist nurseries, published horticultural material and also arranged a site visit by a Master Gardener from the University of Arizona to assist in deciding on the key objectives, and the best way forward.

The key objectives agreed were:

- ❖ Improve the appearance of our community to protect property values
- ❖ Reduce maintenance overhead
- ❖ Reduce irrigation needs
- ❖ Minimize future costs to the HOA from waterline leaks due to root invasion

The principle elements of our upgrade plan are to:

- ❖ Remove completely, approximately 40 plus shrubs, where these have been identified as being either overgrown, beyond selective pruning, or no longer appropriate for our desert environment. Many of the largest targeted shrubs are along Johnny Miller Drive.
- ❖ Reinststate the good appearance of the spaces created by introducing a combination of :
 - Carefully selected cacti and plants which require minimal water and maintenance
 - Hard landscaping elements such as boulders and river rock to provide focal points
 - Improved edge containment around the upgraded areas and replenishment of decorative rock

We requested bids from experienced contractors who had the qualifications and equipment to deliver the project and have appointed Landtamers to undertake this work. Landtamers do similar work on a number of prestigious gated communities in Tucson.

The Board has also established a Landscape Committee to oversee this project. The Committee will ensure there is close liaison with both Landtamers and our regular landscape and irrigation maintenance contractors so that the upgraded areas are correctly looked after going forward.

Based on the expert advice received during the planning, we have established a new Approved Planting List, which has been confirmed by the Board, and is available here [Approved Plant List](#). This revised list includes more plants than before and includes both botanical and common names to ensure the exact plant can be identified. It completely replaces the previous list and new plants for this upgrade project have been selected from this list.

The HOA Board believes this upgrade work will benefit our whole community and will in the future consider similar upgrades in other common areas if the project is deemed successful.

If you have any questions please in the first instance make contact with AME, Chris Bruyn (520) 742-3018