

Frequently Asked Questions (FAQs)

Landscaping Committee Handout

When was the Landscape Committee formed?

In the February, 2015 Southpark 2 Newsletter, a call for volunteers was sent out for volunteers who may be interested in forming a new Landscape Committee. In June, 2015, members of the newly formed Landscaping Committee were appointed by the Southpark 2 Board to address the Landscaping concerns of the Board, and the Southpark 2 homeowners.

What is the role of the Landscape Committee?

The Landscape Committee reports to the Architecture Control Committee (ACC) when making decisions. The ACC is a required committee under the covenants of the Southpark 2 HOA. The Landscape Committee meets monthly on the first Monday of every month unless otherwise noted in the monthly newsletter.

The mission of the Landscape Committee, as approved by the Southpark 2 HOA Board, is to serve the Southpark 2 HOA Board by recommending long term landscaping options, monitoring landscape aesthetics, and supporting homeowner awareness and involvement; thereby, promoting property values and community allure.

Why is the Landscape Committee seeking a landscape designer/architect?

The Southpark 2 HOA Board has charged the Landscape Committee with finding a landscape designer/architect to plan a much needed landscape renovation.

As our community ages, many shrubs and trees have become overgrown, or unsightly and need to be replaced. A landscape designer/architect is needed to ensure our landscape renovation plan maintains the park-like feel we all enjoy while considering the economic, aesthetic, and environmental needs of our community in the 21st century. A well designed plan will also ensure a comprehensive, uniform and attractive appearance throughout the entire community, as plants are removed and replaced.

What steps are being taken by the Landscape Committee to choose the best landscape designer/architect for the renovation project?

The Landscape Committee created a Request for Qualifications (RFQ) to be sent out by our HOA Manager to a list of landscape designer/architectural companies. In response to our RFQ, several companies indicated they were interested in receiving a proposal. In May of this year our HOA Manager, sent out a Request for Proposal to all interested companies. The Landscape Committee is currently in the process of recommending a landscape designer/architect company to the ACC and Board of Directors.

Does a landscape renovation mean you are going to scrape bare the areas around my unit?

No. We have requested that the designs incorporate existing material where these plants are compatible both with water usage and with aesthetic appearance. Some plants may be removed because they are not drought tolerant, because they are difficult to maintain, or because they have gotten too big for their location and impede sidewalks or entrances.

How long will this process take?

We anticipate this work being done over the next five years. After that, routine maintenance will continue.

Who will be responsible for watering the new plants?

Part of the design process will include the installation of drip line systems in all mulch beds throughout the community. Therefore, your HOA, and its contracted landscaping firm, will be responsible for watering and weeding the mulch beds.

Won't installing a drip line system mean digging up my entire mulch bed?

The main line through your mulch bed will require some digging, but the smaller lines that finger out from it will cause little harm to the beds. It is true that some planted material may be damaged or removed during this process.

Isn't that an invasion of my property?

No. By covenant, the mulch beds are the property of the HOA, which has exclusive control over what gets planted in the ground. Homeowners and tenants will still be able to augment the landscaping with plants in appropriate containers. (See *The Container Policy*).

Will I still be permitted to have lawn art, such as gnomes or flamingos?

Items that *sit* on the ground will be permitted subject to Board Rules, Regulations, and ACC review, but nothing that must be pushed into the ground will be allowed, because of the risk of damaging the drip system.

Does that mean I can't put political yard signs in my mulch beds?

Only if they are installed in containers that sit on the ground, subject to the restrictions that exist per Board Rules and Regulations.