

## Landscape Update

Dear Homeowners,

After a highly contested Board election at the October Annual Meeting, the new Board was organized and as a matter of business voted to continue considering landscaping as an issue that needed further consideration. The landscape architect, Wendy Booth, was invited to the November 21 meeting to discuss further options.

At the Board meeting Ms. Booth responded to questions from Board members and a small audience. She said there were not many options to what we could do, and she had endeavored to keep the costs under control. She explained that because we have a forest canopy in an arid climate we simply cannot plant new plants without a watering system (drip). Likewise, the plants that will work in a shady environment are usually more expensive. She reiterated that our shrubs are old and over grown. She could not think of anything to lower costs more and still have a planned, consistent landscape palette, a desirable element of curb appeal in a community. She did allow that HOAs have difficulty in carrying out landscape renovations.

The Board also heard a proposal for a permanent landscape committee from homeowner, John Krohn. Mr. Krohn's proposal would establish a committee that would assess landscaping needs in the community and advise the Board of needs according to a Board established landscaping budget. The Board received the proposal and will respond at its January 16 meeting. Upon recommendation of Property Manager, Kevin Lavene, The Board approved removal of identified juniper bushes that were considered to be safety hazards.

On Saturday, December 9, The HOA Board held a retreat at the clubhouse to provide an orientation for new board members and look at issues for the upcoming year. Landscaping was discussed, but the Board looked at the issue from resident safety, and creating a clean and well-kept community. Nothing was decided and the Board will continue this discussion at the January meeting.