

July 1, 2015

SVOA Landscape Committee

Landscape Reserve Issues Presented to the Board at their July 9, 2015 meeting

Landscaping is a major part of what makes Stoneybrook an attractive community. Initial installation occurred between 2001 and 2007 as phase development occurred. The revised Reserve Study prepared by Regenesys for the Association in 2008 contained no provision for Common Area Tree or Shrub replacement or Irrigation repair/replacement. It did contain \$5000 for renovation for the garden fence enclosure in the community garden and \$1000 for Tree work.

Two years ago the Architectural Review committee reported on significant Tree and Shrub death and damage following our severe winter weather. The current Landscape committee has noted several areas where the drip irrigation system is leaking or does not work, dead ground cover surrounds the ponds, dead and dying Birch, Cedar, Mountain Ash and other trees, and dead or dying shrubs in all the common areas. Additionally, the Landscape committee has noted overgrown shrub beds that were planted with the wrong species for the site that can no longer be pruned without destroying the shrub.

ORS 94.595 Planned Community Act requires reserve funds be established for capital items with life cycles between 1 and 30 years. In 2011-12, WCM conducted a major review and update of our Reserve budget and provided detailed updates to that plan. Three additions were made to the reserve plan to cover Trees (\$1,000), Tree Pruning (\$5,000) and Irrigation system replacement (\$10,000). It is assumed "Trees" refers to tree replacement.

We are urging the Board to review the Reserve Accounts associated with the Common Area landscape needs including but not limited to Turf, Irrigation systems, Shrub, Tree and groundcover replacement, wetland swales, Shrub and tree pruning, and Landscape redesign efforts.

We recommend that additional reserve accounts be established to incorporate these neglected items and a significant increase in reserve funding be made to cover landscape repair and replacement items.

2015 Landscape Reserve Accounts							
Acct. #	Name	Reserve life cycle plan	Reserve life cycle est cost	2015 alloc	2015 expend	2015 balance	Original Scheduled Accumulation
3358	Landscape	5	5,000	940.00	0	5,003.99	6,244.31
3365	Trees	7	1,000	525.31	0	3,356.04	1,248.86
3366	Tree Pruning	5	5,000	525.31	0	1,537.81	6,244.31
3367	Irrig Sys Replacement *	15	10,000	1,050.63	0	3,075.63	12,488.63
* Contributions began in 2012							
2015 Common Area Landscape Operating Budget							
		Amount	Contract	Difference			
	Common Area	52,488.00					
	NLS		29,676.00				
	Gaia		3,722.50				
				19,089.50			

Respectfully Submitted by members of the Landscape Committee 06/30/2015.

Richard Miller, Chair  
 Barbara BownsLyn Martin  
 Doreene Carpenter  
 Gary Jolliff  
 Diane Marthaler  
 Logan Norris

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SVOA Landscape Committee

To: SVOA Board of Directors.

Cotoneaster shrubs are widely planted in the village. There are 133 individual plants. As a result of a hard winter in 2013, and age, more than 100 of these plants any are dead, dying and otherwise in poor condition. They are unsightly. The Landscape Committee believes most of these plants can be restored to favorable condition through severe pruning, even cutting to the ground level. Cotoneaster is a strong sprouter. It is our belief that heavy pruning will revitalize these plants and make them a valuable part of our landscaping.

It does not appear this type of pruning is within the scope of the NLS contract; therefore, the Committee requests that the Board direct WMS to obtain bids for revitalizing these plants and related debris removal. Committee members are prepared to meet on site with prospective bidders if that would be helpful.

Richard Miller, Landscape Committee Chair