

Kendall

SVOA Landscape Walk

February 19, 2016

Richard Miller and Doreene Carpenter visited the planting area North of the Club House/Pool and South of the Barkley home.

We measured distances between failing plants and sketched their relative positions in a simple drawing.

As we worked we considered what the committee might recommend for replacements. Our thoughts came to a set of general principles to guide us not only in this spot but throughout the Stoneybrook campus. There are a number of goals to consider.

- \* Create a campus-wide look which does not appear to be institutional or industrial.
- \* Plant native flora selected for specific soil/light/water conditions.
- \* Design with an understanding of sizes plants will reach in maturity. Minimize or eliminate pruning.
- \* Support pollinators through successive blooms.
- \* Provide visual appeal through varied color, texture, and layered effects.
- \* Avoid pokey/scratchy leafing and branching along sidewalks and passages.

When these principles are followed we should find that costs go 'way down. Plants should be able to live according to their inclinations and properties with little intervention. Soil should improve naturally as deciduous and conifer alike shed in season. Far less irrigation should be required.

The Corvallis community has many resources for us to consult. Groups exist who might very much like to work along with us to provide expertise and labor as well.

Richard and Doreene attended the Benton Soil and Water Conservation District's native plant sale at the Benton County Fairgrounds. We could purchase many appropriate plants at that annual event. Richard picked up booklets to begin to guide our planning.

It is given that existing landscape is failing in many ways. In too many instances plantings are unsightly, inappropriate, troublesome, and costly to maintain as well. To replace plant-for-plant never is going to be beneficial. We can create a lovely naturalized campus with a bit of careful planning.

The small landscape section described above gives us a place to demonstrate an approach based on guiding principles such as those detailed here.

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SVOA Landscape Committee Minutes, Summary of meeting—March 7, 2016

Landscape/ARC Joint Meeting Summary

A joint meeting with the Architectural Committee was held. The use of Willamette Valley native plants in Stoneybrook Village was presented. ARC members were favorable to the concept. Logan Norris, Tree Committee chair, was in attendance and concurs with concept of native plantings.

Landscape Committee Meeting Minutes

An area North of the pool/clubhouse presents an opportunity to put into practice the concept of a naturalized campus embraced by ARC, Tree, and Landscape Committees. Using local resources Landscape Committee proposes to design and implement replacement plantings, as a Demonstration/Pilot Project, following agreed-upon principles.

The goal is to use native species selected for specific soil/light/water conditions with a mind toward allowing them to grow naturally into maturity. Goals include to avoid scratch-pokey varieties; install a variety of colors/heights/textures etc; provide successions of bloom to support native insects and birds; and place each plant strategically. Tree Committee is prepared to begin with necessary replacements of failed birches.

By following such principles the Association should incur far less cost which now is given over to watering and undesirable pruning.

Doreene and Dick will create a scale drawing of the area north of the pool/clubhouse to begin.

Logan outlined plans for the Tree Committee. It is his desire the committee will eventually become a part of the Landscape Committee.

The need for either removing or rejuvenating many of the dying Cotoneasters along 49<sup>th</sup> St. was discussed. To test if new growth sprouts from stumps three plants will be cut to ground level and allowed to mature before further action is taken on the other cotoneasters along 49<sup>th</sup> Street.

Kurt informed the committee about money available in reserves.

Two quotes for an irrigation design were discussed. **Landscape Committee recommends B Johnson's services** to the Board.

Letters to six homeowners **were** sent by Kurt concerning pruning or removing overhanging vegetation on sidewalks.

Kurt is writing a DRAFT letter to clarify Owners' responsibilities to meet contract standards when they opt out of pruning etc.

Kurt **is writing** addenda in the Landscape Contract concerning Park Strip Exclusions **and to correct details**.

Landscape Committee attendees: Barbara Bowns, Doreene Carpenter, Lynn Martin, Richard Miller and Logan Norris.

**Guest:** Community Manager Kurt Powell