

October HOA Meeting:

1. **Introduction of LC (Landscape Committee) members:** Martha Pasek, Ronna Ellerbeck, Bob Fleury, Jim Rock
2. **Recommendation:** Request BOD approval for Landscape Master Plan. Susan Hall selected vendor, cost \$4300, paid for with 2012 budgeted funds (ROI and vendor bids have been provided to BOD to support recommendation).
3. **Next step:** If the Master Plan is approved by the BOD, contract will be signed with Susan Hall, and the LC will develop a homeowner “**Landscape Information and Questionnaire Packet**” to be delivered door to door ASAP. Our goal is to keep the community informed, and ask for recommendations and input. The LC encourages positive community involvement; we want to generate excitement! Input from the community will be incorporated into the Master Plan as feasible.
4. **Communications Recommendation:** Request Landscape Link to be added to Web Site for Landscape Newsletter (Editor, Ronna Ellerbeck, frequency TBD). Landscape Maintenance Requests Spread Sheet to be included so owners can confirm their request has been received.
5. **Landscape HOA Rule Enforcement:** Yikes! “The horse is out of the barn.” It will be a challenge to get the common areas back to a manageable condition, but it must be done to keep our common area maintenance commitment. **With good intentions**, owners have planted in common areas; unfortunately we are now faced with “maintenance” issues for invasive trees, inconsistent or dead plantings, empty flower pots etc. Dependable will mail a firm but upbeat ☺ notice to all owners, with a copy of the Community Landscape rules and common area definition, as a “reminder” that this is a deed restricted community. Every owner was provided with a copy of the HOA Docs for their approval and acceptance prior to purchasing their property. (to save on postage – if there are other issues such as garage doors etc. they can be included)
6. **Non-compliance Notification:** Dependable will notify owners who are not in compliance with Landscape regulations. Dependable can be notified of Non-compliance via the standard Maintenance Request Form by individual home owners, the Landscape Committee, or walk-thru.
7. **Time Frame:** Once the Master Plan contract is signed it will take 3 weeks for Susan Hall to complete a preliminary plan and presentation. It will include a detailed cost estimate for planting. 2 weeks later Susan will have the final plan. We can then prioritize and begin implementing within the constraints of the 2013 budget. We will move as fast as the budget allows, and begin a voluntary “donations” (per Angela need special account) program.
8. **Issue:** There is one problem, in reviewing the available documents for a Master Plan we determined that when Parkside was developed they only used hard copy surveys. One of the surveys needs to be converted to electronic format for Susan – the cost is \$275. This may be an additional issue for the BOD to consider not just for Landscaping. To my knowledge there is only 1 set of docs – we are at risk of losing, or destruction of these valuable docs. You might want to consider preservation of the most important docs via electronic formatting.