



# Parkside Roots

Landscape Committee

Volume 1, Issue 1

## Introducing our Landscape Committee

Parkside Place is a community recognized for its beautiful and lush grounds. This is an asset to our daily lives as well as an enhancement to property value. Since Parkside was developed, approximately 23 years ago, many of the original plantings have out-lived their life cycle. Trees and shrubs have died, plantings need to be properly pruned or removed, roots are above ground,, soil is depleted creating “bald” spots, and plantings are diseased or “leggy”. The Landscape committee will make every effort to assess the current landscape, listen to community suggestions and concerns and recommend a long-term beautification plan to our Board of Directors.



The following Parkside residents have volunteered their time to be part of this committee:

- Ricki Kleist—Committee Chairman
- Bob Fleury
- Charlotte Duplissey
- Ronna Ellerbeck

Since there has not been an active landscape committee in some time, our short-term and long-term goal list is quite large We plan to promote interaction via all possible modes.

We will communicate through this newsletter to keep residents informed and involved with our recommendations to the board. This introductory newsletter will be delivered to your door, posted at the clubhouse and available on our website [www.parksideplace.info](http://www.parksideplace.info). THE NEXT ISSUE IN APRIL WILL ONLY BE POSTED AT THE CLUBHOUSE AND ON OUR WEBSITE.

### Inside this Issue:

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## Master Plan In Progress

Landscape Architect Susan Hall has been approved by our Board to create a Master Plan for our community. This will provide us with long-range plans for replacement of plantings and improvements to our entrances and common areas. The intent is to revitalize Parkside Landscape to the level of “Best Community” grounds to maintain and increase our property value. You can view her information and see some of her work on her website at [www.hall-la.com](http://www.hall-la.com).

# Q & A

**Q:** What should I do if I have a Landscape maintenance issue?

**A:** Owner should submit the standard Maintenance Report (MR) to Dependable. This form can be found at the mail box/clubhouse area. Dependable will record the issue on the MR spread sheet on a weekly basis. The Landscape committee will review all MR's that involve landscaping and work with the Board for a quick resolution with action and resolution updated on the spreadsheet. To provide a personal touch, Charlotte Duplissey will contact homeowners to confirm their MR has been received and will be addressed by the LC. She will keep them informed on plans for resolution and closure.



**Q:** Will my HOA fees increase to finance landscape projects?

**A:** No. Our monthly HOA fees remain at \$285 for the year 2013.

**Q:** Will something be done about the loose rocks spilling onto the sidewalk at the South pool entrance?

**A:** Home owner safety is our primary concern. The LC has reviewed solutions to correct this problem. Our recommendation will be presented to the Board so they can then select the solution of their choice.

**Q:** When will my Hammock area be trimmed?

**A:** For those not familiar with this term, our hammock areas generally consist of vegetation that is used to provide a privacy buffer between units. Hammock areas consist of common area and in some instances limited common area which both fall under the rules/regulations identified in the Association Documents. The common area portions of our hammocks are scheduled to be trimmed and dead vegetation cleaned out once each year during the winter months.

**Q:** What is common area vs. limited common area?

**A:** Please see Attached Exhibit "A" and Exhibit "B" which should more clearly identify those areas. These Exhibits come from Amendment to Declaration of Covenants and Restrictions for Parkside Place, part of you HOA documents adopted 11-4-1987. PLEASE NOTE: "Any improvement within the Limited Common Area or to the exterior of the unit, other than provided by the DECLARATION is expressly prohibited without prior written consent of the Association."

## Water, Water everywhere!

Irrigation is a number one priority for our team. Bob Fleury is currently working with Bill (DPM Employee) to check and review the placement and condition of all sprinkler heads. Since Parkside's current irrigation system is 20+ years old, our goal is to identify any problems and be proactive with solutions. This is a huge undertaking and Bob will report his findings at the next BOD meeting.



# Landscaping Return on Investment (ROI)

Did you know.....?

- 95% of the members of the Society of Real Estate Appraisers say landscaping adds to property value, while 99% agree landscaping increases speed of home sales.

*Society of Real Estate Appraisers Study 2003*

- As an investment, landscaping can increase the value of your property by as much as 20% if done well.

*This Old House Magazine April 2003*

- Landscaping can add between 7-15% to a home's value

*The Gallup Organization*

- Landscaping can bring a recovery value of 100-200% at selling time.

- Kitchen remodeling brings 75-125% recovery rate, bathroom remodeling a 20-120% recovery rate and addition of swimming pool a 20-50% recovery rate.

*Money Magazine*



Experts agree that landscaping is indeed a very sound real estate investment. It is one of the best investments you can make for improving the value of your home

## Any Questions ?

Do you have a question that you would like answered regarding our Landscaping at Parkside? In an effort to keep up good communication within our community we would like to address any questions you may have on our Q&A page. Please fill in the form below and submit in the same box as the MR (Maintenance) requests and we will try to answer these questions in the next quarterly newsletter. This is for general landscaping questions, an individual's specific issue requiring maintenance action should continue to be written up on the MR form.

### LANDSCAPE QUESTION

Unit # \_\_\_\_\_

Date \_\_\_\_\_

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