

**Aspen Shores HOA Landscape Committee Suggestions and Report  
October 2019**

***The committee would like to take this opportunity to write about the process to come up with a well-defined landscaping plan and what it would cost to maintain such a plan. First I hope that everyone will understand that this was no easy task, and we have not completed the process even at this time. When we began, we surveyed members of our community on what they would like to see in landscaping. Very few responded to the survey, not allowing for a true evaluation of the community's wants. However, we used that information to start the process. Of those that responded, plus numerous comments from other community members, it was noted that cost was a significant concern. Many also stating that "we don't take care of what we have", so there should be no additional projects. Another issue was the park, that it is the highest cost to maintain and it is rarely enjoyed by the members. Members had no access to the water, it was becoming overgrown and the PUD and County put limits on what we are allowed to do and what we cannot do. This also took hours of research and looking at options. More information will be provided under the park.***

***Looking at irrigation, it was noted that there was no schematic of the irrigation system that could be found. With that being important to the now and future landscaping, Howard Delong, who does the majority of the irrigation for the HOA, drew a "map" of what he knew of the system.***

***Also at the time, we were told that the Blue Heron Tree Project and the RV Fence Line were being worked on and that Scott Backstrom was appointed to look into the availability of water/irrigation to both projects. Scott worked with the Reclamation district determining the HOA did not need to purchase additional water shares, that the HOA actually had enough. The existing shares were reallocated to cover the established landscaping and the proposed projects. The Blue Heron Tree Project group had personally donated money and researched the best tree, etc. to plant up above the RV parking lot, planning to move ahead with the project once the water, trees, etc. had been determined. That project is still on hold while bids for the project are obtained. The irrigation design has been drafted and again the group is waiting for final determination. The landscape committee met with the group to have a better understanding of what the project would need to be completed and where they were with making some final decisions. There was an issue with DOT and making sure that the trees were not planted on DOT land and was another reason for the slowdown in that project. The cost to maintain that project would be minimal once completed and established.***

***Simultaneously the board/members were working on completing the planting of arborvitae along the fence line of the RV parking at end of Blue Heron Lane. There would be a need to purchase trees, extend the irrigation and drip lines. The board informed the committee that***

***the funding had been allocated for that portion of project. At that point the committee looked more intently at the remaining projects.***

***Projects: Blue Heron Lane RV Arborvitae/irrigation***

*The Park- Reestablish access to the water*

*Bowl area*

*Mikayla Lane*

*Light at entrance to Akamai Way near Aspen Shores sign (safety issue)*

*Pocket Park end of Blue Heron Lane*

*A new Aspen Shores sign at the entrance into the community at the Perry Street*

*entrance to the bowl.*

*Irrigation lines and feeders will need to be added for new projects*

*Finally, a Comprehensive Maintenance Plan*

- (1) A professional level overall landscaping evaluation for Aspen Shores be initiated.**
- (2) A HOA landscape/oversight committee be appointed by the board to oversee the maintenance of the existing and future landscaping; develop a volunteer pool/oversee that pool; work with contractors to implement projects and maintain existing landscaping.**
- (3) That a licensed/bonded contractor develop an irrigation schematic that includes existing and future projects. This would be within the professional level evaluations.**
- (4) Complete the RV Arborvitae/irrigation project along the existing fencing**
- (5) Entrance to the bowl, plants/signage**
- (6) Then turning the attention to the Park and the maintenance of existing plantings. Complete a mitigation plan to provide access to the water. Main concerns of our members are the costs of maintaining, lack of upkeep and having no access to the water.**

**\*Forming a volunteer pool to help with upkeep, will reduce costs of maintenance; however, a detailed plan developed by a licensed/bonded landscaper looking at the overall development is a first step. As a HOA we have a responsibility to its members to ensure that the irrigation system meets the highest standards just as we do with our septic system.**

**Landscaping companies have been unwilling to develop quotes for maintenance, as well as new projects, at this time. Fall is an extremely busy season for these businesses with winterization and cleanup work. Roy's is willing to workup multiple quotes in the early spring. The committee is suggesting that a special HOA member meeting be scheduled in either late March or early April to present the information provided by these quotes, overall professional evaluation, and irrigation specialist's a comprehensive plan for Aspen Shores, and a mitigation plan to open up access to the water.**

**Below is an estimated cost for identified projects, however, we strongly suggest that the irrigation plan and costs become a priority to ensure the integrity of the irrigation system for the whole Aspen Shores community.**

**The Committee recommends: A Professional level overall landscaping evaluation for Aspen Shores be initiated. And, an HOA landscape/oversight committee be appointed by the board to oversee the maintenance of the existing and future landscaping; develop a volunteer pool/oversee that pool; work with contractors to implement projects and maintain existing landscaping.**

- **The Bowl:** To plant with native plants: Cost for 1 inch piping and emitters \$1,265; cost for native plants \$460; labor \$920, Total Estimate \$2,645. To open the valve box and install additional fittings and filters, estimated cost \$600. Total: \$3,245. Maintenance to be determined. Cost of maintenance to be determined. Historical estimates with inflation factor.

-and-

To leave natural, possibly planting a few more drought resistant natives. Cost minimal. Virtually no maintenance. Drain rock is about \$25 per yard approximately \$300 X 3 \$900

- **Mikayla Lane:** Cost for Piping and drip line emitters \$1,633; Cost for plants \$518; Labor \$1,033. Total Estimate \$3,184. To open the valve box and install additional fittings and filters, estimated cost \$600. Total: \$3,784. Cost of maintenance to be determined. Historical estimates with inflation factor.
- **Lighting at Akimai/Aspen Shores Drive:** Estimate for solar lighting runs about \$260 for 300 watt, \$500 for 450 watt plus a pole. **This is a safety issue.**
- **Park:** Our park is one of our largest maintenance costs, is upkept, and is rarely enjoyed by members as there is no longer access to the water, nor can the view of the water be enjoyed by members. Since we cannot sell it, it is recommended that a Licensed/Bonded Landscape company be employed to clean it up and maintain it. A mitigation plan should be put into place so we can again have the trail/access and view of the water and possibly a Pier. (see attached) **Landscape maintenance costs: \$3,700.** More estimates on landscape maintenance in early spring,
- **Additional Aspen Shores Sign at Perry and Mikayla (bowl):** The cost of a sign like the one at Akamai and Aspen Shores Drive will be \$1,626 (installed). To purchase a rock the same size as the above would be approximately \$30 (\$28) per ton. Delivery and set up not estimated at this time. (see attached)
- **Pocket Park at the end of Blue Heron:** No plans or estimates at this time.
- **Dumpster:** For spring and or fall clean up. Cost for a 20 yard dumpster: \$57.90 delivery fee; \$142.10 Pick up fee; \$97.70 per ton; \$1.83 per day rent. (see attached)
- **Arborvitae at Blue Heron RV Park.** Jim Boynton to give costs.

**In addition:** It has been brought to our attention that irrigation lines, because of aging, will have to be replaced on Aspen Shores Drive.

Work on the irrigation system supplying water to the Plum trees on Perry and Blue Heron will need substantial work.

## Summary for Park Usage

The landscape survey that was sent to HOA Members requesting input into potential projects showed that property owners would like to have the water access in the park opened again.

After spending considerable time consulting with PUD/Shoreline, Douglas County and Grette and Associates the Committee has noted the following:

The trail that led to the water, as far as we can tell, was not permitted. When plantings were done along the shoreline it made the trail unusable. The HOA does have a permitted easement.

The process to reopen water access would involve permitting and studies.

There has been considerable work done by an HOA member to have a marina/dock as was in the original plan for Aspen Shores. In speaking with Grette and Associates, it was suggested that in lieu of a dock, we could look at putting in a pier, which would be day use and available for launching kayaks and canoes, fishing, picking up people and various items via water. A pier and opening water access would be fairly easy to permit.

The PUD is in the process of doing a survival study; should that go forward, we would gain another 75 feet in our park (above the high water mark). Currently the shoreline is 200 feet from the high water mark, which encompasses most of our park, to approximately 4 feet below the sidewalk. The shoreline boundary would change to 125 feet above high water mark, giving the HOA 75 more feet of usage. That process is approximately 2 years out. We could also look at building kayak racks (open or covered) in the park.

Grette could not give firm costs for permitting the trail or a pier, as they would have to do a scope study to determine placement feasibility. This study would cost the HOA. This was not pursued at this time.

If there is enough interest in: 1. Opening the trail for water access; 2. Opening access and installing a pier, a committee should be formed to look into costs, with the cost of a study with Grette allocated in the budget. The reason for using Grette instead of one of the other consultants is that they have been involved from the start of this development. They have extensive knowledge about our rather complicated issues.

The landscape survey indicated interest in another sign similar to the one on Aspen Shore Drive.

The cost for the sign including installation is \$1,626.

To purchase a rock on which to mount the sign would be approximately \$30. Rock is \$28 per ton. The rock on Aspen Shore Drive is approximately one ton.

### **Summary for Sign at Perry and Mikayla Lanes**

The cost for delivery and installation of a rock to mount the sign on is not known at this time. There are several HOA members who would like rocks for their own projects and would be willing to share delivery costs.

There are several HOA members who are interested in purchasing rock for landscape purposes on their private lots. The delivery and installation could be split by the HOA and those homeowners that want to purchase rocks.

### **Summary for Dumpster**

Since the HOA no longer has a community burn pile, we looked into having a WM dumpster delivered during spring or fall clean up (or both).

Prices as follows:

A 20 yard dumpster for yard waste: 20 yard, that measures 4 feet tall, 8 feet wide, 20 feet long.

The HOA would pay a \$450 deposit with balance of unused funds refunded or charged for overage.

\$ 57.90 Delivery fee  
\$142.10 Pick up fee  
\$ 97.70 per ton  
\$ 1.83 per day rent