

# Crown Harbor Homeowner Association

## Landscape Report-March 25, 2015

**Annual Water Report:** We have received our EBUD annual irrigation water report. Our HOA should be proud that we came in at 58% below (2.7million vs. 4.6 million gals) our allotment and we saved a significant amount of money on our water bills (\$9231). I think we really took to heart that “brown is the new green”. The State has just imposed stricter statewide on landscape. They want no more than 2 days a week watering schedules. We implemented that last year on our lawns, so we are ahead of the game. The Board appreciates our resident’s patience during this low drought related watering.

**Tree removal:** This period has been a disaster.

1. First we had the GSA trees come down on the corner of Queens and that was followed by a tree up on the Central end of the pathway topple over.
2. Kris Hansen and I did a walk and confirmed that 4 of the 6 pines along Kings had to be removed. They were heavily infested with a bark beetle. That job has been done.
3. We also have to do work (likely replacement) on the very large pine on the corner of the pathway and Central. If you go by take a look at the top branches over the adjacent house.

**Tree Plantings:** We have not planted the replacement trees by the front gate or on Kings Road. . The next step is to have our contractor on site to grind the King’s stumps, and then do the plantings. We have tentatively selected the Podocarpus trees like those in front. The timing for the tree planting has not been good. With the water system frequency so low they would run the risk of transplant shock. Many landscape contractors have put new plantings on hold. The tree planting along Kings is a bit of a dilemma because of the property line issue with GSA.

**Tree Maintenance:** We have had requests for pruning on the trees in front of view windows. We do that once a year. It cannot be done by the regular weekly crew. We have a work order for the project. Our arborist, Kris Hansen, recommends doing the work after the early burst of spring growth. Because of the warm weather he was convinced to move it up to early April as opposed to our normal May date. It would be nice to do it twice a year, but the budget is short.

**Irrigation System:** With the water off we have had few problems. The main one right now is the main water meter. We did our annual spring check of the system and they found very few problems this year. The system is back on a 2 day for lawns and 1 day for other plantings.

**Drip Irrigation:** We had C&D submit a proposal for drip irrigation of the landscape in zones near the residences. That would save some water. However, a bigger motivation is to go to a system that would not have overspray on the buildings. We would need to do 24 zones total at a cost of around \$1400 per zone. That would be a rough total for the conversion of \$35,000.

**Turf replacement:** We have had discussion over the last few years about minimizing the amount of turf on our site. We have had multiple native grasses invade the lawn areas. This is especially true for the large horseshoe area bordered by Kings and Crown. With the drought so firmly in place, replacing it with new turf does not make much sense right now. We have had limited conversations with landscape designers for a more xeriscape approach. They have immediately run into the dollars needed to that kind of project. That idea is something that needs to be part of our new reserve study.

**Entrance Landscaping:** That small project is done. Plants were selected based on their drought tolerance and our history with them in the Crown Harbor landscaping.

**Budget:** We have been fairly lucky on all of the tree work. Several years ago we transferred excess landscape budget money into a tree reserve. That has been very helpful as we deal with the multiple tree problems and new plantings we are having right now.

Respectfully submitted David Eck, Chairman, Crown Harbor Landscape Committee