

Quiet Water Common Area Maintenance Standards



Common Area Maintenance Standards

- n Message from the President
- n All area drawings provided by Jerry Sand
- n The initial drawing on the 1st and last slide of this presentation are a site inventory of plants and physical features as they exist today. They are not a plan or a proposal.

Common Area Maintenance Standards

- n Background – The Common Area is jointly owned by all Quiet Water property owners. Each of us may have differing expectations and ideas about how it should be managed. We need a plan that guides how this area will evolve and what can and should be done for maintenance. No such plan or drawing of a proposal exists today.

Common Area Maintenance Standards Issues

- n What are the issues?
 - n Erosion along the river bank
 - n Replacement of trees lost over the past 12-15 years
 - n Noxious and invasive plants
 - n Property owners and the on-site manager need a clear understanding of what is desirable and is permitted in the common area.

Common Area Maintenance Standards Issues

- n Where are the problems?
- n How serious are they?
- n Images of Quiet Water – Photo Essay
 - n December 2005 Flood
 - n Bank Erosion
 - n River Photos

Common Area Maintenance Standards

- n Where is the Common area?
 - n All the land around the pool, tennis courts, wetlands
- n What are the survey results?
 - n Part One – handout #1
 - n Part Two – handout #2
 - n Ranked Priorities – handout #3

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n Survey Conclusions - Most Important:

- n River Bank Drainage System
- n Wildlife Habitat Walking Path

n Next in Importance

- n Wetlands Limbs over Path
- n Emergency Access Noxious Weeds

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- n What is the DRC proposing?
 - n Divide the Common Area into management zones
 - n Each zone could have different maintenance and plant standards tailored to specific uses
 - n Phase 1:
 - n Enhance plant diversity along the river bank; add river tolerant plants in high erosion areas
 - n Extend low shrubs along the river toward the path to enhance root diversity and reduce potential for erosion.
 - n Implement a tree replacement plan

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n Phase 1 (continued)

n Plant for a layered root structure (deep, medium & shallow roots) and could include:

n Twin Berry

n Elderberry

n Creeping Oregon Grape

n Evergreen Huckleberry

n Dewey Sedge

Sword & other Ferns

Salal

Common Rush

Hard Stem Bulrush

Small-Fruited Bulrush

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- n Phase 1 (continued)
 - n Remove noxious & invasive plants (ivy, morning glory, blackberry, scotch broom, canary grass)

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- n What happens next?
 - n Implement new maintenance plan for the bank
 - n Plant for bank soil retention in the spring
 - n Continue noxious weed removal
 - n Begin work on Phase 2 of the plan – this could focus on the recreation area around the pool. The other major common area is the large open tract of grass bordered by Jennifer drive, Combs Cr. and Lori Ln.

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