

## Common Area Master Plan

The DRC needs to formulate some standards for the common area. What factors do each of us think should be included in community standards for plants and plantings in the common area? Presently we have a mix of deciduous and evergreen plants. How important is this balance and what should it be?

I remember early discussions about stumps and nurse logs. I believe there is a reference to this in the DRC booklet that stumps and nurse logs should be retained. The logic I believe was they are good for wild life. I know that birds make good use of the stump next to our house and there is a chipmunk and mouse in a nurse log on the lot next door. This would imply that the decay of substantial natural materials (logs, stumps, etc.) should be left undisturbed instead of removing or burning them.

At one time we had a vocal group of home owners that wanted more of a “wild” look with minimal trimming. I sense today that most people prefer more of a trimmed look that affords better views of the river. I also remember earlier discussions about allowing the south east corner where the river bends back to the west to grow wilder. I know the wild areas are important for birds and other animals. If the standard is to maintain the common areas in a more manicured state, should we designate some minimal percentage of the common area as wild?

I also recall earlier discussions about standards that should encourage planting of native species. We have allowed exceptions down by the pool for flowering plants and Nan wants to plant iris in the drainage way behind our house. I was more comfortable with the decision to allow non-native plants next to the pool which is a very public area than the drainage way next to the bridge behind our house. How important is the native vs. non-native plant issue in the common area?

To what extent should stewardship of the land for the benefit of wildlife play a role in common area landscaping?

In short, what sort of “look” in the common areas do we seek? We have some guidance in the CC&R and DRC standards. While researching the CC&Rs and DRC standards I found the following items:

- 1.7 No Owner shall remove or otherwise alter any plant or tree or any landscaping or improvement in any common or in any recreational area without the written consent of the Design Review Committee.
- 5.1 Common Area Maintenance. The Association shall maintain or provide for the maintenance of the Common Areas. In the event that the need for maintenance or repair to the Common Areas is caused through the willful or negligent act or omission of an Owner, his family, tenants, guests or invitees, the cost of such maintenance or repairs may, in the discretion of the Directors be added to and become a part of the assessment to which he and his lot are subject, and a lien enforceable as provided herein. Damage to the Common Area caused by fire, flood, storm, earthquake, riot, vandalism and normal wear and use shall be the responsibility of the Association and funded by assessments as provided above to the extent not covered by insurance.

- The Committee will seek to promote, encourage and maintain natural zones in the common area.
- Undisturbed areas for educational purposes and to encourage wildlife will be maintained.
- Safety needs will be considered when planting trees and making changes in the landscaped areas.
- Use of indigenous plants around home sites and in the common areas will be encouraged.
- The common areas will be managed and maintained in accordance with a master plan.
- The prohibition shall also extend to the digging, removal or depositing of soil or material of any sort, either organic or inorganic.
- Areas established by the master landscape plan which contain (1) nurse logs or stumps, (2) decaying logs or stumps, and (3) undisturbed brush, grasses, ferns, and wild flowers will not be disturbed, cut or removed except as directed by the DRC.
- Vegetation on private lots and around improvements as well as the common areas will conform to prudent safety considerations.
- Scotch broom spreads prolifically and is an ever present fire hazard. Its growth must be controlled.
- Roots of willow trees seek water sources and will penetrate water/sewer pipes.
- Tall, dead, diseased single trees are subject to blow down during winter storms.

Consideration needs to be given to the operational needs of the on-site manager for equipment access and excessive labor costs.

We need to make every effort to maintain existing river views from homes as we replace the canary grass..

The planning process needs to be sensitive to maintaining the open character of Quiet Water. The lack of fences and the relative open vistas are frequently mentioned by people as one of the things value about Quiet Water.