

PONDS LANDSCAPE UPDATE – June 2008

This summer will mark the completion of our remediation projects, including landscaping. We know it has been a long journey with many major projects. Your patience, understanding and support have been appreciated.

During last August's Annual Owner's Meeting, we presented the initial concepts for our landscaping design. First we discussed the Landscape Committee's process and Board approved Landscape Objectives, followed by a concepts presentation by Neils Lunceford, our landscapers. The presenters clearly indicated they were only presenting concepts and showing pictures for what they previously did and that our plan was still evolving.

Our process included:

- Establish Board approved Landscape Objectives
- Determine best Landscape Designers
- Commission Designer to develop "Conceptual Master Plan"
- Obtain competitive bids to implement The Plan
- Hire Landscape Contractor to install and maintain the Plan

Three Summit County Landscape Companies competed for this project. Based on experience, reputation and cost, our Board selected Neils Lunceford.

Following are the Objectives approved by our Board. These Objectives became the key input for our design.

- Enhance overall appearance of the Ponds Property
- Conceal utility boxes while also providing required access
- Provide more privacy between patios and buildings
- Consider initial cost and on-going maintenance
- Add color
- Preserve priority for views
- Address water run-off areas that can't be mowed

Our landscape plan was developed according to our Objectives as follows:

- Enhance Appearance. Our landscape designers took an entirely fresh approach rather than modifying the previous plan. They focused on the ideas that will provide beauty while also being consistent with our mountain arid environment.
- Conceal Utility Boxes. Unfortunately, we are having problems with how to address this objective at end unit electric/cable/phone service. Code requires a service clearance of 3 ft from all underground cables. Upon having the cables marked, we learned that planting screening shrubs are not possible. We are investigating other alternatives.
- Provide Privacy. A lot of effort has been made to satisfy this objective via placement of shrubs and trees, while also protecting views.
- Consider Cost and Maintenance. This was one of the most important Objectives due to our past maintenance issues along with knowledge of future concerns in Colorado for water. Considering these issues, Neils Lunceford recommended a balanced approach to address cost and maintenance including:
 - Drip system for all trees and shrubs. Our previous irrigation system did not have any drip facility; thus, resulting in significant evaporation losses.
 - All sod and seed are a special mixture of Colorado draught-resistant grasses.
 - Rock in the Formal Area to compliment the perennial beds, shrubs and trees. The rock ground cover will reduce both the maintenance costs and water usage. In the

past, winter-kill, plow damage and draught caused most of our landscaping near streets and driveways to often appear very shabby.

- Minimize mulch due to maintenance and water evaporation considerations.
- Rock against foundation to prevent damage from irrigating sod.
- Add Color. Perennial flower beds in our formal areas will include a large quantity of perennial flowers. Also, a significant volume of wildflowers are included in our Natural Areas.
- Preserve Priority Views. Our design approach considers views in the placement of trees.
- Address Water Run-Off Areas. Even though our property is flat, the Civil Engineer and Grader have enhanced drainage areas throughout The Ponds.

Neils Lunceford have done well to satisfy the above Objectives while making the necessary trade-offs between competing Objectives.

During our Annual Meeting, Neils Lunceford presented a concept for three design phases:

- Formal Areas: Main entrances to units and between driveways
- Transition Areas: Streetscape and common areas
- Natural Areas: Backyards and Ponds/River edges

Formal areas will have cobble and rock with many trees, bushes and perennial mulch beds. As the plantings grow, they become the focal point for our Formal Area landscaping.

Transition areas includes a Streetscape approach for Robin and Allegra Streets many trees and bushes along the streets and cobble and native grass in the ditches. It also includes sod, trees and shrubs in some of the area between buildings and around patios.

Natural Areas will extend beyond the sod and be seeded with Colorado grasses and wildflowers.

In addition to the new materials, we are making every effort to use existing trees and shrubs that are healthy. Many of our Aspen trees are diseased; however, Neils Lunceford treated the ones which might have a chance to survive. Also, we have some shrubs that appear healthy but are improperly located. We will leave these where they are until the Fall when it becomes safe to transplant them.

Neils Lunceford continues to pursue the objectives established by the Board (see above). Our design reflects a balance between bringing beauty & color to The Ponds while also being conscious of the cost and availability of water to maintain our landscaping. Color will be demonstrated via significant perennial flowers, ornamental trees, wildflowers and shrubs. Water considerations are addressed via draught resistant Ecoturf, Colorado Native Grass Seed and Colorado Native Rock. Mulch was minimized due to the maintenance costs in our environment.

Once all the landscaping is installed, we will determine the opportunities for owners to add additional plantings to their areas. However, our plan assumes that some people will not add to their landscape and that their areas will be attractive without additions.

Your continued patience and support is sincerely appreciated!!

THE PONDS LANDSCAPE COMMITTEE