

## Adoption of Common Areas by Grand Oaks Homeowners

Grand Oaks Subdivision was envisioned with a lot of open space and common areas, most of which are meant to be wild areas not needing maintenance by the landscape contract. A large portion of these common areas are part of a city overlay with the designation of “Highly Protected Significant Vegetation.” In the fall of 2018, a volunteer group associated with the Landscape Committee of Grand Oaks Homeowners Association (GO HOA) completed a management plan for these areas which was subsequently approved by the Board of the GO HOA and the City of Corvallis. This plan now guides any restoration work in our common areas with this special designation, and can be applied to all wild common areas within Grand Oaks. As current homeowners’ dues will not be sufficient to complete all restoration work, homeowners who abut wild common properties are encouraged to adopt these areas, many of which have become overgrown with weedy and invasive species, which threaten the native vegetation. As a result, the Homeowners Association has formulated an amended policy on unmanaged common area adoption by adjacent homeowners.

**Policy:** Homeowners may consider adopting common areas adjacent to their homes if they are not maintained under the landscape contract. If said area is part of the HPSV designation and covered by the approved management plan, the restoration work must comply with the intent and guidelines in GO HPSV Management Plan. <https://www.grandoakscorvallis.com/wp-content/uploads/2019/08/GO-HPSV-Management-Plan.pdf/>. The list below provides a guideline of practices for homeowners wishing to adopt common areas.

Encouraged activities: 1. Removal of ivy, false brome, blackberries, poison oak, cherry plums, cherry, English Hawthorn, holly, scotch broom and other invasive undesirable species. 2. Planting native plants for wildlife habitat. 3. Regular monitoring of native plant welfare.

Prohibited activities: 4. Leaving common area soils bare to erosion. 5. Removal of established native plants such as: white oak, snowberry, fern, Oregon grape. 6. Planting of invasive species such as English Ivy, purple loosestrife, bamboo, rose, vinca minor, butterfly bush, and others. 7. Interfering with the landscape contract maintenance. 8. Obscuring natural, picturesque views. 9. Planting of trees/shrubs which, when mature, will block light and pathways or compete with highly significant vegetation. 10. Imprudent use of fertilizers, herbicides, and insecticides. 11. Additional watering/irrigation that could adversely affect the development’s White Oaks and other trees.

A list of favored native species plants can be found at: <http://oregonstate.edu/dept/ldplants/native-or.htm> (Do not plant those marked Naturalized-Invasive).

Grand Oaks homeowners who wish to adopt adjacent common areas should submit an application, using the form below, to the Landscape Committee for consideration, prior to final approval by the Homeowners Association Board. The applicant must assume all risk accompanying work in these areas including exposure to poison oak or possible injury to person or property from falling branches, and acknowledge the Landscape Committee’s right to undertake periodic reviews of the adopted land for verifying conformance with the management plan and the adoption policy. Any observed violations would be reported to the Board.

Common Area Land Adoption Application Form (*Revised March 2019*)

Name:

Residence Address:

Phone Number:

Location of Common Land for Adoption: (If possible, include a location map highlighting areas of adoption)

Brief Statement of Intended work in Adopted Common Area (Note: likely or intended heavy pruning or removal of trees MUST be declared in this application):

This is what I'd like to remove:

Here are the reasons why:

Here is what I would like to plant to replace what is removed, if appropriate:

Note: If Common Area for adoption is within the scope of the management plan for HPSVA, next to the recreation trail network or in a high visibility location, then please submit a detailed plan.

Date of Application:

Applicant's Signature:

By signing, the applicant acknowledges liability, compliance with the Management Plan for HPSVA, the Revised Adoption Policy Guidelines, and the Landscape Committee's review of the adopted common area, initially one year from approval of the application. In addition, the homeowner acknowledges that the Grand Oaks Homeowners Association maintains ownership and final say on all activities on common areas. Applicants are encouraged to contact the Landscape Committee at:

[landscape2@grandoakscorvallis.com](mailto:landscape2@grandoakscorvallis.com)

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