

Grand Oaks Summit Owners Association

Grove Front Yard Plant Replacement Policy

Plants and shrubs growing in Grove residents' front yards may need to be removed and possibly replaced for a variety of reasons. For example, plants become too large for a given location or interfere with building or landscape maintenance. In addition, Grove homeowners may have their own reasons for requesting changes to front yard plants. Through the Grand Oaks Landscape Committee's oversight of Grove front yard maintenance undertaken by TruGreen, the Homeowners' Association is endeavoring to establish recommended practices for plant replacement. The objective of this policy is to ensure a sustained, consistent, attractive front yard appearance throughout the Grove without unreasonable increases in landscaping fees.

Plant removal and possible replacement can occur through two mechanisms within the Grove front yards that are maintained by the Grand Oaks Home Owners Association under the CCRs.

1. *Through the landscape contract:* Limited funds are allocated each year in the budget for plant replacement within the Grove. The landscape committee in association with the property management company and the landscape contractors will prioritize problem plants, and these funds will be used to remove and possibly replace the highest priority problem plants. Homeowners should feel free to notify property management of plants they deem problem plants for consideration of removal using the landscape contract. Homeowners will be notified before any plant removal occurs within their front yard. Plant replacement from the Grove funds will be at the discretion of the Landscape committee in consultation with property management and the landscape contractors. To keep costs at a minimum, bulk purchases of appropriate landscape plants may limit homeowner input on plants purchased through the grove funds. However, if homeowners have a preference for plants that are put in their front yard, they may request approval to install replacement plants at their own expense; approval of the landscape contractor will be required to insure the selected plants will not increase maintenance activities.
2. *Through homeowner initiative:* At their own expense, Grove homeowners may wish to make changes in their front yard plantings without causing appearance or maintenance issues. The following policy was established to guide homeowners through this process.

Policy for Grove Homeowner Front Yard Landscape Changes:

Encouraged activities:

1. Removal of those plants and shrubs that are:
 - a. Impeding front yard maintenance contract work.
 - b. Shrubs and trees that are oversized, unsightly, and/or distressed.
 - c. Invasive species that have been inappropriately planted.
 - d. Trees and/or shrubs, which have been planted too close to homes and yard boundaries.
 - e. Plantings of inappropriate size and appearance that neighboring residents view as unsightly or light limiting.

(NOTE: Homeowners may also refer these problem plants to Property Management for possible replacement with Grove funds.)

2. Homeowners should give consideration to a selection of appropriate replacement plantings from a list deemed suitable for the Willamette Valley climate (Appendix 1), provided by the Landscape Committee.
3. Homeowners, after making their planting selections, should notify the Landscape Committee (and Architectural Review Committee (ARC), if appropriate) to seek approval for their replacement intentions. The Landscape Committee reserves its right, through support of the Grand Oaks Board, to decline approval for inappropriate proposals.

Activities not allowed under the CCRs:

1. Proceeding to remove and/or replace trees/shrubs without prior approval of the Landscape Committee and/or Architectural Review Committee, as required.
2. Inappropriate use of herbicides, insecticides and extreme pruning methods to address problems that can only be successfully handled by plant replacement.
3. Installing any plantings that interfere with the landscape contract maintenance.

In pursuance of this policy, the Landscape Committee will make periodic inspections of Grove front yards in order to identify those plants that it views as warranting replacement. This is to be conducted consistent with Grove landscape budgetary limits. It should be noted that plant replacement initiated by Grove residents themselves, but still requiring Landscape Committee approval, will be done at their own expense.

Grove homeowners who wish to undertake plant replacements should submit an application, using the form below, to the Landscape Committee for consideration. The Landscape Committee will coordinate with the ARC, if required. The applicant must acknowledge the Landscape Committee's right to undertake periodic reviews of the replacement plantings for verifying conformance with this policy. The Board of Directors delegates to the Landscape Committee the authority to evaluate proposals and to issue approval/disapproval decisions. Homeowners who disagree with Landscape Committee decisions may appeal in writing to the Board of Directors. Any observed violations will be referred to the Board.

NOTE: The CCRs state that the Owners Association shall maintain the front yards, so any homeowner initiated changes can be altered by the Owners Association at any time in the future, even if approval was given by the Landscape Committee.

Adopted April 16, 2008 J.Clark, M.Johnson, S.Marchant, A.Welkley

Grove Plant Replacement Application Form

Homeowner's Name: _____

Residence Address: _____

Phone Number: _____

Brief Statement of Intended Plant Replacement including the variety (genus?) of the new plantings (Note: Removal of trees MUST be declared in this application):

Date of Application: _____

Applicant's Signature*: _____

- * By signing, the applicant acknowledges both to observe compliance with the Policy Guidelines, and to recognize that the Grand Oaks Summit Owners Association maintains its authority over Grove front yard welfare.

Applicants are encouraged to contact the Landscape Committee at:
landscape@grandoakscorvallis.com for any help needed in preparing their application.

Suggested Plants & Trees for Willamette Valley

Shrubs	Recommended Size
Azalea	2 Gal.
Azalea (deciduous)	2 Gal.
Barberry "Aurea"	2 Gal.
Barberry "Crimson Pygmy"	2 Gal.
Barberry "Rosy Glow"	5 Gal.
Boxwood "Korean"	2 Gal.
Camellia "Japonica"	5 Gal.
Camellia "Sansanqua"	5 Gal.
Carpet Rose	2 Gal.
Daphne burkwoodii "Carol Mackie"	1 Gal.
Daphne odora "Aureo-Marginata"	2 Gal.
Euonymus microphylla	1 Gal.
Euonymus "Silver King"	5 Gal.
Euonymus "Emerald Gaiety"	2 Gal.
Euonymus "Emerald'n Gold"	5 Gal.
Hydrangea "Blue Wave"	5 Gal.
Hydrangea "Nikko Blue"	5 Gal.
Hydrangea "Pia"	2 Gal.
Japanese Painted Fern	1 Gal.
Juniper "Blue Star"	2 Gal.
Lilac "Miss Kim"	5 Gal.
Nandina "Moyers Red"	5 Gal.
Nandina "Purple Nana"	2 Gal.
Pieris "Forest Flame"	5 Gal.
Pieris "Mt. Fire"	5 Gal.
Pieris "Happy Valentine"	2 Gal.
PJM Rhododendron	5 Gal.
Potentilla	5 Gal.
Red Twig Dogwood	5 Gal.
Rhododendron	5 Gal.
Sarcococca ruscifolia	2 Gal.
Shrub Rose "Bonica"	2 Gal.
Skimmia japonica	2 Gal.
Spiraea "Anthony Waterer"	2 Gal.
Spiraea "Goldmound"	2 Gal.
Spiraea "Snowmound"	2 Gal.
Sword Fern	1 Gal.
Variegated Red Twig Dogwood	5 Gal.
Viburnum davidii	2 Gal.
Viburnum "Maresli"	5 Gal.
Viburnum "Spring Bouquet"	5 Gal.

<u>Perennials</u>	
Bleeding Heart	1 Gal.
Daylily "Stella de Ora"	1 Gal.
Fuschia	1 Gal.
Geranium "Johnson's Blue"	1 Gal.
Hosta	1 Gal.
Iris	1 Gal.
Lavender	1 Gal.
Shasta Daisy	1 Gal.
<u>Grasses</u>	
<u>Blue Fescue</u>	1 Gal.
<u>Blue Oat Grass</u>	1 Gal.
<u>Fountain Grass "Hamelin"</u>	1 Gal.
<u>Japanese Blood Grass</u>	1 Gal.
<u>Liriope "Big Blue"</u>	1 Gal.
<u>Liriope "Silver Dragon"</u>	1 Gal.
<u>Mexican Feather Grass</u>	1 Gal.
<u>Switch Grass "Heavy Metal"</u>	1 Gal.
<u>Groundcovers</u>	
<u>Blue Carpet Juniper</u>	1 Gal.
<u>Irish Moss</u>	4" Pot
<u>Kinnikinnick "Massachusetts"</u>	1 Gal.
<u>Pachysandra terminalis</u>	1 Gal.
<u>Purple Winter Creeping Euonymus</u>	1 Gal.
<u>Salal (Gaultheria Shallon)</u>	1 Gal.
<u>Vinca minor</u>	1 Gal.
<u>Evergreen Trees</u>	
<u>Alberta Spruce</u>	3' to 4'
<u>Alpine Fir</u>	2' to 3'
<u>Arborvitae "Emerald Green"</u>	3' to 4'
<u>Austrian Pine</u>	7' to 8'
<u>Blue Atlas Cedar</u>	
<u>Blue Spruce</u>	5' to 6'
<u>Deodar Cedar</u>	7' to 8'
<u>Hinoki Cypress</u>	4' to 5'
<u>Hinoki Cypress "Gracillis"</u>	3' to 4'
<u>Hogan Cedar</u>	6' to 7'
<u>Incense Cedar</u>	6' to 7'
<u>Italian Cypress</u>	4' to 5'
<u>Leyland Cypress</u>	6' to 7'
<u>Magnolia "Little Gem"</u>	8' to 10'
<u>Scotch Pine</u>	8' to 10'
<u>Shore Pine</u>	7' to 8'
<u>Skyrocket Juniper</u>	4' to 5'
<u>Weeping Alaskan Cedar</u>	6' to 7'
<u>Weeping Blue Atlas Cedar</u>	3' to 4'
<u>White Pine</u>	7' to 8'

<u>Deciduous Trees</u>	
<u>Autumn Flame Maple</u>	1½ Cal.
<u>Bloodgood Maple</u>	5' to 6'
<u>Coral Bark Maple</u>	1½ Cal.
<u>Crimson Sentry Maple</u>	1½ Cal.
<u>Eastern Redbud</u>	2" Cal.
<u>Golden Chain Tree</u>	1½ Cal.
<u>Honey Locust</u>	2" Cal.
<u>Japanese Maple</u>	1½ Cal.
<u>Japanese Snowbell</u>	1½ Cal.
<u>Jaquemontii Birch</u>	2" Cal.
<u>Kousa Dogwood</u>	7' to 8'
<u>Kwanzan Cherry</u>	8' to 10'
<u>Lace-leaf Japanese Maple</u>	10 Gal.
<u>Little Leaf Linden</u>	2" Cal.
<u>Red Sunset Maple</u>	2" Cal.
<u>Smoke Tree</u>	10 Gal.
<u>Star Magnolia</u>	5' to 6'
<u>Thundercloud Plum</u>	1½ Cal.
<u>Vine Maple</u>	7' to 8'