

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. However, many of these areas have become overgrown with weedy species, and conversion to natural wild lands will not happen without help. Homeowners Association fees would have to increase significantly to cover all of these lands, and we have many motivated gardeners in our neighborhood. As a result, the Homeowners Association has formulated a policy on 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. The list below provides a guideline of practices for homeowners wishing to adopt common areas.

Encouraged activities:

1. Removal of blackberries, and poison oak and other weedy undesirable species.
2. Planting native plants for wildlife habitat.
3. Regular monitoring of plant welfare.

Discouraged activities:

4. Leaving common area soils bare to erosion.
5. Removal of established native plants.
6. Planting of invasive species such as English Ivy, purple loosestrife.
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.
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 acknowledge the Landscape Committee's right to undertake periodic reviews of the adopted land for verifying conformance with this policy. Any observed violations would be reported to the Board.

Common Area Land Adoption Application Form

Homeowner's Name: _____

Residence Address: _____

Phone Number: _____

Location of Common Land for Adoption: _____

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

Note: If Common Area for adoption is 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 both to observe compliance with the 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: landscape@grandoakscorvallis.com for any help needed in preparing their application.