

ArrowCreek Common Area Landscape Management Plan

- I. Objectives:
 - A. Maintain existing common area landscaping and irrigation infrastructure
 - B. Reduce water use and maintenance requirements
 - C. Increase traffic visibility as landscape matures
 - D. Remove invasive species both planted and volunteered
 - E. Enhance aesthetic value of streetscapes, swim and tennis center and common areas
 - F. Enhance aesthetic and recreational value of both parks
 - G. Rebuild aging irrigation infrastructure
- II. Challenges:
 - A. Budget, man power
 - B. Prioritizing critical areas that fit a long term plan
 - C. Increasing irrigation demands of a maturing landscape
 - D. Effluent water and species selection
 - E. Fire Safe sensitive landscaping
 - F. Home owner sensitivity to adjacent common area landscaping changes
 - 1. City or mountain views obstructed by common area landscaping
 - 2. Maintain privacy screening where appropriate while replacing unhealthy species
 - G. Subjectivity of landscaping aesthetics
 - H. Rebuilding irrigation infrastructure while being sensitive to valuable mature trees in the landscape
 - I. Creating and *following* a long term plan
- III. Solutions:
 - A. Remove excess turf along parkways- replace with xeriscaping
 - B. Reduce/ **simplify existing landscaping** by removing plant species that have a high horticultural maintenance requirement
 - C. Propose species resilient to effluent water where necessary
 - D. Remove streetscape irrigation zones where appropriate and replace with native vegetation that requires virtually no maintenance
 - E. Eliminate invasive species both volunteered and planted and discourage home owners from planting them
 - F. Maintain variety with proposed plantings to avoid monoculture and potential catastrophic losses
 - G. Create a HOA board review process for owners requesting common area plantings to be added/ trimmed/ removed for views or screening