

Minutes for October 12, 2005 Parkside Board Meeting

Meeting Time: 5:00 pm

Location: Ray Bloom's house at 4820 Green Hills Court

Board Members :	Present	Guests:
Tom Johnson	X	
Paul Dofton	X	
Rob Huntley	X	
Kirk Kennedy	X	
Ray Bloom	X	

Approval of Minutes

The minutes of the monthly meeting held September 14, 2005 were approved by email and have been posted on the website.

Secretary/Treasurer's Report:

The checkbook balance as of September 30, 2005 is \$7,318.73

Old Business:

Lot #14 Storage Shed

Shed has been resided to match house. Owner first stated that it will be repainted in spring of 2005. Recent correspondence indicates that the shed will be moved when the owner sells the house.

[Ongoing Action Item - Tom Johnson]

Trail South of Lot 44

Paul Dofton has flagged a new trail location that shifts the trail farther south of the southerly property line of Lots 43 and 44. He will discuss getting the trail relocated with a group of local bicyclists. The relocation may have to wait for fall when there is less foliage. Due to the extent of the trail relocation, Paul felt we should obtain approval from the City.

(Action: Paul Dofton)

Common Area between Lots 4 and 6 PI

Tom Johnson talked to the owners of Lot 4. It was agreed that 4 cedar trees would be planted in the common area during the fall work party. Also some trees will be planted on the north side of the entrance where the phlotinia blew down.

(Action: Paul Dofton & Tom Johnson)

Structure and Landscape Standards

There was general discussion of the fact that the CCRE&R's are written to control new development and do not address standards of homes and landscaping to be maintained.

This is felt to be an item for further review in the fall and if at that time deemed appropriate will become an agenda item at the annual meeting in January.

Kirk Kennedy has obtained the covenants from Skyline for reference.

Entry Landscaping

The board sent out a survey to the residents to determine if there is interest in paying a special assessment to pay for improvements to the entry landscaping.

A summary of the survey results together with proposed actions and schedule was posted on the Parkside web page and are included herein so as to become a part of the permanent record.

Parkside

Entrance Survey Results

[Return Home](#)

[Return Home](#)

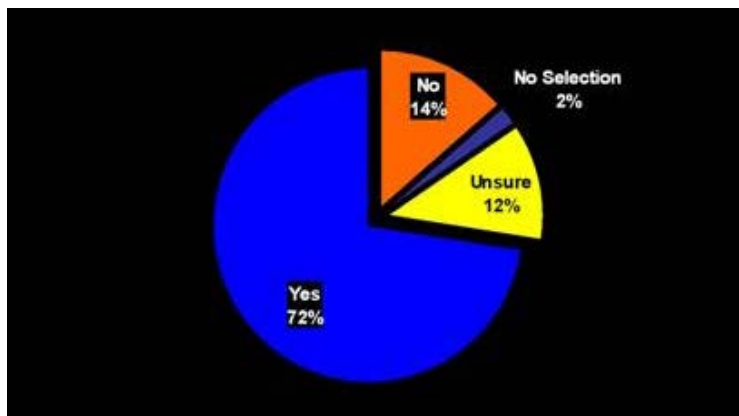
- 51 of 74 lots responded (69%)

Survey Response Summary

Answers to the question:

Do you want to see improvements to Parkside's front entrance?

- Yes, 37 or 72% of respondents
- No, 7 or 14% of respondents
- Unsure, 6 or 12% of respondents
- No Selection, 1 or 2% of respondents



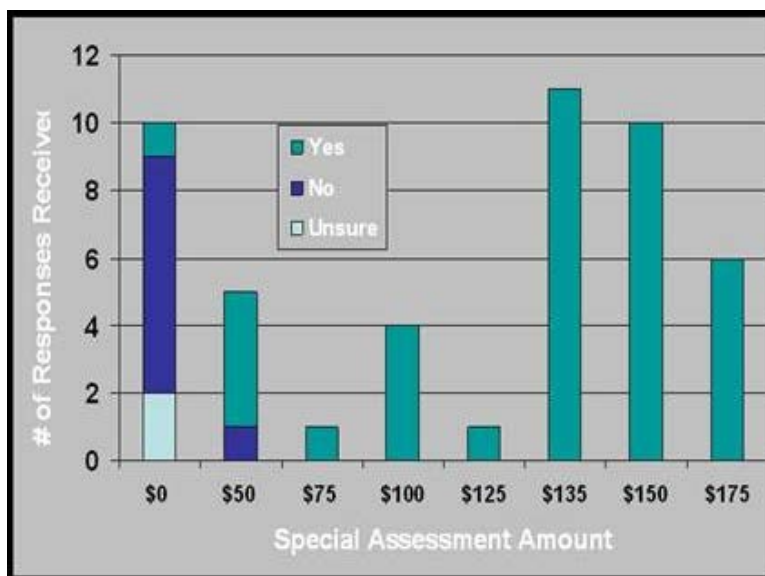
Most residents (72%) who responded want to see improvements in Parkside's entrance.

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Answers to the question:

How much would you be willing to pay for improvements to front entrance?

Special Assessment Value	Votes	% of Total	Cumulative Total
\$ -	12	24%	
\$ 50	5	10%	76%
\$ 75	1	2%	67%
\$ 100	4	8%	65%
\$ 125	1	2%	57%
\$ 135	11	22%	55%
\$ 150	11	22%	33%
\$ 175	6	12%	12%
Total	51	100%	



Rounding errors may cause slight discrepancies.

Most Residents (55%) Who Responded Are Willing To Pay \$135 or More.

Note: The \$135 special assessment was derived by dividing an amount among the 74 Parkside lots that was thought to be enough to develop a landscape plan and

make a significant impact on the entrance. This amount, \$10,000, was a rough estimate that was provided by a landscape architect to give us a "ballpark" figure that we could poll the residents to determine your interest. We have received no bids for any work at this time as we have yet to define the scope of work for this project. It does appear from the data collected in this survey, that residents would like to see something done with the entrance. Therefore, we will be taking steps to further define this project and seek input from residents.

Conclusion From Survey...

Most residents who responded:

- Want to see improvements in Parkside's front entrance.
- Are willing to pay for improvements

but, some residents...

- think the entrance doesn't need work
- would like to consider using work parties
- would like to have residents develop landscape plan

Next Steps...

1. Discuss entrance landscaping at Parkside HOA annual meeting in January 2006.
2. Consider developing an Entrance Landscape Committee of residents and board members.
3. Committee to define the extent to which we change our entrance landscaping and how we should do it
4. If it is determined that we want to make entrance improvements and charge an additional assessment for the cost of those improvements; a special meeting will be held in late spring 2006, with assessments due late summer 2006 and planting would take place in the Fall/Winter of 2006.
5. In the meantime, dead, unhealthy or missing plants will be addressed using the current maintenance budget.

Thank You for Participating in Our Survey!

Comments From Residents

Improvements Needed

Yes

Comments:

No Comments

Pay Fee

Yes

How Much

135

Comments:

Other Comments

Comments: Agree the entrance needs work. However, it may not be necessary to remove all the plants. Also, although, we would be willing to pay a special assessment fee I feel that we need to see a detailed breakdown of all expenses - including plants, work fee, and design fees before an assessment could be agreed upon. There are some master gardeners in Parkside who may be willing to help in plant selection. Comments: My previous emailed comments still apply. In addition:

- a. The entrance landscaping was adequately designed and installed over about 10 years ago.
- b. Over that amount of time plants age, grow and die. The current condition is due to lack of maintenance over that time.
- c. Simply stated, the original design was good and the plants could be replaced or re-conditioned at moderate cost and effort. I suggest that a member-volunteer work party could do that; or a contract to do the work could be let at a cost far less than \$10,000. Dead and missing plants could be replaced. Leggy and/or over-size plants could be pruned as severely as possible in order to reduce their size enough to improve the visibility of the entryway structure and sign. Those that prove to be unable to withstand such severe pruning would necessarily be replaced, using plants of a size that would be pleasant to view. All replacements should be emplaced in reconditioned soil/planting mix. The soil around all plants should be re-conditioned.

Yes

Comments:

Yes

50

Thanks for taking on this task; we appreciate your efforts and participation as a board member

Comments: Perhaps some plants could be non-native low maintenance species that provide color. Many native plants look

Yes	Comments:	Yes	135	like just another part of the forest, often becoming overgrown and tangled.
				Comments: Thank you for your work and offering us the opportunity to vote. Just a little bit of history: In the early days of Parkside Ron Woolworth would periodically change out the plants (annuals, e.g. marigolds, pansies) in the entrance center bed. It was much more colorful and attractive than the gangly roses.
Yes	Comments:	Yes	150	
Yes	Comments:	Yes	135	Comments:
Yes	Comments:	Yes	75	Comments:
				Comments: Great idea! Rhodies, azaleas camelias would be nice. Fruit trees in the center entrance need to be trimmed so that they are all the same size. We are willing to pay our share. Hope everyone else does the same.
Yes	Comments:	Yes	135	
Yes	Comments:	Yes	100	Comments:
Yes	Comments:	Yes	0	Comments: I support re-vitalization efforts, but I am not willing to endorse a plan unseen. What does \$135 get us...?
				Comments: brick work should be power washed. As you exit, the brickwork enclosing one of the lights was damaged many years ago by a lawnmower. I believe it is just sitting atop its pedestal and needs repair. I would like to see evergreen type trees in the center island. Current trees have looked the same since birth - barren.
Yes	Comments:	Yes	175	
Yes	Comments:	Yes	150	Comments:
				Comments: The front entrance definitely needs revitalization. Would greatly prefer a natural look rather than vegetation that is routinely pruned into rounded ball-like shapes. Low maintenance native items with some color throughout the spring and summer would be ideal.
Yes	Comments:	Yes	150	
Yes	Comments:	Yes	175	Comments: I am willing to pay for a one time assessment, however I wonder why the current landscape deteriorated. I thought it was professionally maintained. Will we also look for another company to maintain the improvements?
Yes	Comments: Replace dead plants.	Yes	50	Comments:
				Comments: Great Idea!! Any thoughts about a camera to record vehicles entering and/or exiting as added security? I only bring this up since we are talking about changes to the entrance.
Yes	Comments:	Yes	175	
Yes	Comments:	Yes	175	Comments:
Yes	Comments:	Yes	150	Comments:
Yes	Comments:	Yes	150	Comments:
				Comments: I think we should have a fund raiser too. Did you ever see the movie Calendar girls? I know it's been done before but it would be good fun here too.
Yes	Comments:	Yes	135	
Yes	Comments:	Yes	150	Comments:
Yes	Comments:	Yes	135	Comments:\$10,000 is too much for the proposed work. I believe you should get other estimates.

				Comments: Great initiative to develop this plan. Thanks. Hope you get plenty of positive feedback. Hope that plan will include getting rid of the overgrown phlotinia on the north side that keep collapsing under their own weight. We would also be willing to help if you decided to use a Parkside resident workday to handle the "demolition" or prep work.
Yes	Comments:	Yes	135	Thanks again.
Yes	Comments:	Yes	150	Comments: I have noticed that the sprinklers are running so long that a lot of water is running into the street.
Yes	Comments:	Yes	100	Comments: I would love to see three bids with drawings and see where the price comes in. \$10,000 seems very high given that the structure is already in place and we appear to be doing plant replacement.
Yes	Comments:	Yes	150	Comments: I live at 4418 Lindsey Court, with common areas on three sides of my property. I would encourage any design to at least maintain and hopefully improve the privacy screen for this property. Parkside already mowed down the common areas three years ago and opened us up to Havekost. We struggle to recover from this error and hope to avoid the same mistake this time around.
Yes	Comments:	Yes	175	Comments:
Yes	Comments:	Yes	150	Comments: Add the words "a private residential community" to the entrance.
Yes	Comments:	Yes	100	Comments:
Yes	Comments:	Yes	50	Comments: Personally I think \$10 000 is a total rip-off. I am sure that we could purchase new plants for under \$2000.00 and have a community day where we do it ourselves. We have a number of master gardeners in Parkside who could provide expertise on plant selection etc. It would also be a good community building event.
Yes	Comments:	Yes	150	Comments:
Yes	Comments:	Yes	135	Comments: I enjoy the style and basic charm of the existing landscape. Healthy bushes are good, though. I hope we can avoid overdone, tacky results like waterfalls, rock gardens, or Bonsai groves (a la Simply Yards). Simple elegance is timeless, and probably less expensive overall.
Yes	Comments:	Yes	135	Comments:
Yes	Comments:	Yes	135	Comments:
Yes	Comments:	Yes	125	Comments:
Yes	Comments:	Unsure	0	Comments: Improvements do need to be made but the proposal seems excessive. Some plants could be removed or trimmed back and the remaining healthy ones allowed to fill in. Resident volunteer labor could be utilized to offset labor costs after a reliable landscape plan is drawn up. Also Kim Wilson suggested some type of school bus shelter.
Yes	Comments: I think we need a couple of new plants, but not a new irrigation system, and 10,000 seems a bit steep	No	50	Comments: !0,000 seems a bit excessive for new dirt and some plants. Please try and do it for 1/2 or less
Unsure	Comments: I would like to spend a lot less than what is proposed.	Yes	50	Comments: I think that we should not spend more than \$2500.

Unsure	Comments: You have one estimate of \$10,000. which seems a little high, unless I misread the specs. Have other landscape people provided estimates for the same work?	Yes	135	Comments: In addition to the landscaping, has any thought been given to improving the brick entry lighting? At Present, it appears to be low-wattage incandescent bulbs. I am not a lighting designer, but wonder if something a little more dramatic could be done with low-voltage, high-light output. Just a thought.
Unsure	Comments: It seems that the estimate is high. I agree that the entrance needs some attention but to what extent? Replace dead plants, trim around the brick and add some more color sounds better to me.	Yes	100	Comments: Still would like to see a school bus shelter!
Unsure	Comments: We would favor improvements at the entrance if we could partner with the subdivision to our North, installing curb & gutter on Havekost where missing between the plats, and simply install grass with appropriate irrigation. We could also expand further south on the other side of the entrance as well. Simply replacing plants makes little sense to us.	Yes	175	Comments: If we are gonna do it...Let's do it right so we don't have to address this again in a few short years.
Unsure	Comments:	No	0	Comments:
Unsure	Comments:	No	0	Comments:
Select One	Comments: I love our entrance and the plants that are existing. The azaleas and rhodys that bloom are wonderful in the spring and the landscape roses that bloom all summer are great. They do need to be pruned back more often to keep them from becoming leggy. When you keep them pruned as you have and they will continue to pay you back with blooms each year. The only areas that need correcting are the rockery plants surrounding the rocks. They could use some clipping back and replanting and maybe a few new plantings in the blank areas, but as for removing the existing plants...forget it. I love the existing plantings.	No	0	Comments: I love it and I think you can read the brick sign just fine.
No	Comments:	Unsure	0	Comments:
No	Comments:	No	0	Comments:
No	Comments:	No	0	Comments:
No	Comments:	No	0	Comments: It looks fine to us. It is hard to believe that it would cost \$10,000 to upgrade it. A little pruning would be fine in our opinion.
No	Comments:	No	0	Comments:

New Business

Consideration of School Bus Shelter

Kim Wilson, Lot 35, PI, requested consideration of constructing a bus shelter at the entrance.

Apparently this issue had been discussed in the past. Concerns were expressed about the cost and how much of a maintenance issue it would become. Kim will be contacted and requested to determine how much interest there is for such a shelter.

(Action: Kirk Kennedy)

Controlling Vehicle Speed

Lia Reagan, Lot 38, PI, expressed concern about cars speeding in her area and the fact there are seven small children living in the vicinity.

Kirk will talk to the police to determine what the options may be.

(Action: Kirk Kennedy)

Sprinkler Repair Status

Richard Houghton, Magic Earth Landscapes, is to repair the sprinkler where the piping appears to be broken. This is sprinkler that he replaced this past summer.

(Action: Paul Dofton)

Generator Usage

A resident asked if it was permissible to install generators. The consensus was there are several generators presently in the development and there is no prohibition of their use. The resident will be so advised.

(Action: Tom Johnson)

Break In

A break in occurred at Lot 53, PI (2306 Hickory) between 8:00 AM and 9:30 AM on October 12, 2005.

Residents are encouraged to report any suspicious activity to the police.

Lot 13, PI Parking

Lot 13 modified their landscaping to include a gravel area that appears to now being used as a parking area. The CCRE&Rs require all driveways to be paved.

(Action: Tom Johnson)

Next Board meeting is at 5:00 PM, Wednesday, November 9, 2005 at Kirk Kennedy's house at 4610 Hickory Drive.