

Homeowner's Name (Please print) _____

Address: _____

Homeowner's Signature: _____

Meadowbrook Park II HOA Board Landscaping Proposal and Ballot

Our Association's landscaping maintenance costs continue to rise each year, while HOA assessments continue to increase annually by about 20%. The price of water for Ashland residents and businesses is expected to increase January 2025 by 10% along with a new monthly surcharge. Water costs will continue to escalate with the approval of Ashland's new water treatment plant. Additionally, landscape maintenance and labor costs are increasing 3-5% per year while vegetation replacement and material costs are increasing some 10-15% year over year.

Landscaping expenses account for almost 90% of the HOA's annual budget. The neighborhood's appearance and aesthetics in the meantime, are slowly deteriorating due to age, neglect, weather/climate change and other environmental conditions. Insect infestations are becoming a normal occurrence, and many plants are dying or diseased.

There is an urgent need to address the landscaping needs of this community. We all want a beautiful and well-maintained neighborhood; one that we can be proud of. The Board looks forward to working with the HOA to meet the neighborhood resident's expectations and requests.

This proposal (and the associated ballot) seeks homeowner's guidance and input regarding the neighborhood's landscaping and possible improvements. The feedback **does not bind** the homeowners to a specific option but will be used as a basis for developing a more detailed cost projection.

Voting will follow the process outlined in Section 2.3 of the Declaration of Covenants, Conditions and Restrictions and Section 3.2 of the Bylaws.

Proposal

The HOA Board is putting forth for consideration four (4) landscaping options (see Preliminary Summary Table) to address the HOA's landscaping maintenance challenges. The Summary Table outlines initial HOA Board perspectives and thinking but will certainly require additional research to gather more detailed information and specific costs based on the HOA homeowner's feedback.

Please note that any implementation timeline for Options 1-3 can be extended (to perhaps 3 years) to lessen the financial costs and homeowner impact.

The ballot must be returned before January 15, 2025 via one of the following methods:

1. Digital via email- dboenitz@msn.com
2. Conventional via USPS or drop off- 903 Stoneridge Ave., Ashland, OR 97520

Board members will be happy to discuss any questions.

David Boenitz, HOA President (541) 708-0586

Susan Roudebush, HOA Secretary (541) 282-3005

Mike Nasin, HOA Treasurer (831) 917-7894

Preliminary Summary Table

	Option #1	Option #2	Option #3	Option #4
Description	Completely remove designated landscape grass and ground/surface vegetation from all HOA medians and common areas and lay down/spread appropriate surface cover e.g. mulch, rock and install drought tolerant/resistant native plants. Existing trees would be maintained, diseased/dead trees would be replaced.	Replace and/or replant landscape grasses and ground surface vegetation throughout the HOA neighborhood to return to the original condition, repair/replace all below- and above-ground irrigation systems e.g. controllers, irrigation piping and lines, and contract with a qualified/certified landscape specialist.	Incorporate ideas and suggestions from the HOA membership (see attached as example). HOA member recommendations would be prioritized and evaluated for cost, compatibility, HOA consensus and value.	Makes NO changes to the current landscaping maintenance or vegetation condition. In essence, the option would keep the status quo and maintain what currently exists. The current landscaping maintenance services would be retained, and irrigation system failures would only be repaired (or replaced) as they occurred.
Impact	<ul style="list-style-type: none"> • Significantly changes (will vary by opinion) neighborhood’s look and appearance • Substantially reduces costs through targeted watering and less water usage • Minimally increases landscaping services (labor) maintenance cost- fewer plants, less pruning and cutting • Minimizes need for irrigation infrastructure, reducing costs to maintain and repair 	<ul style="list-style-type: none"> • Modestly changes (will vary by opinion) neighborhood’s look and appearance • Substantially increases water costs from increased watering and rate increases • Substantially increases landscaping services (labor) maintenance costs- more plants, more pruning and cutting • Increases need for irrigation infrastructure, increasing costs to maintain and repair 	<ul style="list-style-type: none"> • TBD • TBD • TBD • TBD 	<ul style="list-style-type: none"> • Maintains current look and appearance; trees and shrubs replaced as needed • Watering is inefficient and wasteful due to either dead shrubs or bare spots • Current landscaping services are sufficient for maintenance • Irrigation controllers need to be replaced; surface irrigation needs repair; breaks are costly for water loss and repair

	Option #1	Option #2	Option #3	Option #4
Estimated cost items (based on best known information)	<ul style="list-style-type: none"> • Ground cover excavation, removal and remediation • Install native plants • Install mulch or stone • Repair/realign surface irrigation lines • Install 2 (new) irrigation controllers • Conduct an irrigation system assessment; map and test all sub surface irrigation lines; repair damaged or likely to fail piping • Contract with a certified/competent landscaping service 	<ul style="list-style-type: none"> • Remediate or replace soil; aphid treatment • Replace missing and dead plants • Install mulch or stone • Repair/realign surface irrigation lines • Install 2 (new) irrigation controllers • Conduct an irrigation system assessment; map and test all sub surface irrigation lines; repair damaged or likely to fail piping • Contract with a certified/competent landscaping service 	<ul style="list-style-type: none"> • Remediate or replace soil; aphid treatment • Replace missing and dead plants • Install mulch or stone • Repair/realign surface irrigation lines • Install 2 (new) irrigation controllers • Conduct an irrigation system assessment; map and test all sub surface irrigation lines; repair damaged or likely to fail piping • Contract with a certified/competent landscaping service 	<ul style="list-style-type: none"> • Replace five (5) plum trees on Camelot • Aphid treatment • Replace missing and dead plants (as needed) • Repair/realign surface irrigation lines • Install 2 (new) irrigation controllers • Conduct an irrigation system assessment; map and test all sub surface irrigation lines; repair damaged or “likely to fail” piping • Maintain contract with landscaping service
Estimated Cost	<ul style="list-style-type: none"> • High initial investment • Lower operating costs 	<ul style="list-style-type: none"> • High initial investment • Significantly higher operating costs 	<ul style="list-style-type: none"> • Modest investment (depends on recommended improvement provided by homeowners). • Modest operating cost increase 	<ul style="list-style-type: none"> • Low initial investment • Modest operating cost increase

Ballot and Vote

The Meadowbrook Park II HOA Board seeks Homeowner's Association members' approval or rejection of the following resolution to:

Authorize the HOA Board to develop a comprehensive landscaping plan (as per the options described below) with the overall objective of reducing (if not eliminating) annual landscaping maintenance service costs, irrigation infrastructure repair costs, irrigation water usage, and improving the overall neighborhood appearance and aesthetic.

A volunteer HOA landscape committee (supported by a certified landscape contractor if necessary) would be formed to develop this plan, assist with its implementation and provide ongoing support.

Vote #1

Proposal Approval and Board Authorization

I approve and authorize the Meadowbrook Park II HOA Board to develop a comprehensive landscaping strategy with an implementation and ongoing review plan

___ YES ___ NO

This comprehensive landscaping strategy and plan would be submitted to the homeowners for review, comment and final approval prior to proceeding with the selected option's implementation and financing.

If you voted YES, move to the next page. If you voted NO, please submit this sheet only.

Vote #2 If you voted YES for Vote #1, please mark (X) your preferred option (one option only) and submit both pages:

HOA Landscaping Options

I prefer the following option for the comprehensive landscaping plan:

_____ Option 1

This option completely removes designated landscape grass and ground/surface vegetation from all HOA medians and common areas and lay down/spread appropriate surface cover e.g. mulch, rock and install drought tolerant/resistant native plants. Existing trees would be maintained, diseased/dead trees would be replaced.

_____ Option 2

This option replaces and/or replant landscape grasses and ground surface vegetation throughout the HOA neighborhood to return to the original condition, repair/replace all below- and above-ground irrigation systems e.g. controllers, irrigation piping and lines, and contract with a qualified/certified landscape specialist to provide landscaping services and advise the HOA on future needs.

_____ Option 3

This option incorporates ideas and suggestions from the HOA membership. Membership recommendations would be prioritized and evaluated for cost, compatibility, HOA consensus and value. What should be included in the landscaping plan (please write legibly any suggestions and ideas):

_____ Option 4

This option makes NO changes to the current landscaping maintenance or vegetation condition. In essence, the option would keep the status quo and maintain what currently exists. The current landscaping maintenance services would be retained, and irrigation system failures would only be repaired (or replaced) as they occurred.

Sample

HOA Member Recommendations (Option #3)

1. Remove ALL internal shrubs and leave the healthy Kinnick-Kinnick (“internal shrubs” are Barberry and Douglass Spirea). Most Barberries are struggling and about 40% of the Spirea are as well. The “outside shrubs” (the ones they shape wavy on the exterior of the curb strips) are Kinnikinnick, which only needs regular watering its first two years (per Sunset Garden Guide).

