

ELV SHORES LANDSCAPE COMMITTEE

# ELV Shores – Long Range Landscape Plan Proposal

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Proposed Tree Removal / Tree Replacements,  
Irrigation Conversions and Planting

**Laurel Latshaw, Chair - Landscape Committee**

**February 2016**

The Landscape Committee and the Contractor have proposed this long-range plan using these guidelines. The cost of such a large project exceeds the annual landscape maintenance budget, including funds designated for tree trimming.

# **ELV Shores 2016 - 2019 Long Range Landscape Plan Proposal**

## **Proposed Tree Removals/Tree Replacements, Conversions and/or Re-Planting**

### **Current Situation:**

The varieties of trees originally planted by the developer were chosen to quickly give an established look to our community but were not suited for small planting areas near homes, sidewalks and driveways, and in narrow, curbed islands. Therefore, in the past few years it has been necessary to remove trees as their roots lifted and/or cracked sidewalks, driveways, and curbs. Additionally, dense roots have raised ground levels at the base of trees causing water runoff and preventing growth of grass. In the effort to prevent further damage to both hardscape and landscape, the Landscape Committee and the Contractor have proposed this long-range plan using these guidelines. The cost of such a large project exceeds the annual landscape maintenance budget, including funds designated for tree trimming.

The trees proposed for removal have been prioritized with respect to their negative impact, both financially and aesthetically, on the adjacent landscape and hardscape.

**Phase 1 – 2016-2107:** The roots of these trees, some of which are dying, have lifted and cracked parking pads, driveways and/or sidewalks. In several cases, the surfaces have been ground down but cracks and lifting continue and in some cases present a trip hazard. The costs of replacing sidewalks and/or driveways far exceed that of removing damaging trees, stump grinding and replanting

**Phase 2 – 2017-2018:** Trees in this group have damaged nearby surfaces to a lesser extent. Included are several trees on Andalusia and Apolina (the first streets to be planted) with root systems which have raised and overgrown the bare ground beneath them, preventing water absorption and causing irrigation runoff to damage paving.

**Phase 3 – 2018-2019:** Roots of these trees have lifted the surrounding soil, preventing growth of the grass surround and causing runoff to paved surfaces. Included are the remaining five trees on the Oporto island which are dying at the tips. Three additional trees in the community have been marked for observation for possible addition to this list.

## Long-Range Plan - Cost/Benefit

Funds for this long-range project will impact the Shores Landscape budget in these categories:

### **Phase 1 – 2016-2017 Costs:**

#5240 – Landscape Replacement/Extras – Currently budgeted at **\$10,000** (assumed to be the same as current year), the **additional \$1,800 needed** for this line item will be used to replant converted areas, plant grass or ground cover in some instances, labor and materials (See Table1 for cost details).

#6470 – Reserves Irrigation – Currently budgeted at **\$15,395**, should adequately fund the **\$1,200 needed** for new conversion costs of irrigation systems in grass areas to be converted to planters in the continued effort to have water-wise landscapes. These conversions will be more cost-effective as they are combined with tree and root removal prior to installing new irrigation (See Table1 for cost details) Labor and materials.

#6490 – Reserve Landscape – Currently budgeted at **\$5,040** (assumed to be the same as current year), the **additional \$5,400 needed** for this line item will fund the cost of ten tree removals and five new trees and all large new plants (15 gal. and larger). Labor and materials (See Table1 for cost details).

**Summary:** Line **5240** will need an additional **\$1,800** over the \$10,000 budgeted

Line **6470** will need **\$1,200** of the \$15,395 budgeted

Line **6490** will need an additional **\$5,400** over the \$5,040 budgeted

### **Phase 2 – 2017-2018 Costs:**

#5240 – Landscape Replacement/Extras – Currently budgeted at **\$10,000** (assumed to be the same as current year), the **additional \$2,400 needed** for this line item will be used to replant converted areas, plant grass or ground cover in some instances, labor and materials (See Table1 for cost details).

#6470 – Reserves Irrigation – Currently budgeted at **\$15,395** should adequately fund the **\$2,700 needed** for new conversion costs of irrigation systems in grass areas to be converted to planters in the continued effort to have water-wise landscapes. These conversions will be more cost-effective as they are combined with tree and root removal prior to installing new irrigation (See Table1 for cost details) Labor and materials.

#6490 – Reserve Landscape – Currently budgeted at **\$5,040** (assumed to be the same as current year), the **additional \$1,860** for this line item will fund the cost of ten tree removals and five new trees and all large new plants (15 gal. and larger) Labor and materials (See Table1 for cost details).

**Summary:** Line **5240** will need an additional \$2,100 over the \$10,000 budgeted

Line **6470** will need an additional \$0 of the \$15,395 budgeted

Line **6490** will need an additional \$1,860 over the \$5,040 budgeted

### **Phase 3 - 2018-2019 Costs:**

#5240 – Landscape Replacement/Extras – Currently budgeted at **\$10,000** (assumed to be the same as current year), the **additional \$3,600 needed** for this line item will be used to replant converted areas, plant grass or ground cover in some instances, labor and materials (See Table1 for cost details).

#6470 – Reserves Irrigation – Currently budgeted at **\$15,395** should adequately fund the **\$3,000 needed** for new conversion costs of irrigation systems in grass areas to be converted to planters in the continued effort to have water-wise landscapes. These conversions will be more cost-effective as they are combined with tree and root removal prior to installing new irrigation (See Table1 for cost details). Labor and materials.

#6490 – Reserve Landscape – Currently budgeted at **\$5,040** (assumed to be the same as current year), the **additional \$7,560** for this line item will fund the cost of ten tree removals and five new trees and all large new plants (15 gal. and larger). Labor and materials (See Table1 for cost details).

**Summary:** Line **5240** will need an additional \$3,600 over the \$10,000 budgeted

Line **6470** will need an additional \$0 of the \$15,395 budgeted

Line **6490** will need an additional \$7,560 over the \$5,040 budgeted

## **Long Term Benefits:**

Tree Maintenance: The removal of large trees will lessen annual tree trimming charges by as much as \$550 following the 1<sup>st</sup> Phase removals, \$1045 following the second stage, and \$1,760 by the completion of the project (all future costs are general estimates and subject to change). The trees to be replanted will be of smaller stature, selected for their compact forms and more suited for small planting spaces next to structures. Several of these types have already been used in the Shores property. Many of these smaller trees aren't on the trimming bid; if so, at a minimum cost.

Hardscape Maintenance: A major benefit of this project is curtailing and eliminating future damage to expensive concrete surfaces in our Shores community. Currently, several walkways and driveways are beyond repair and don't compliment the picture of a well cared-for community.

## Plant and Tree Species in the Current ELV Shores Landscape

### Trees

Evergreen – Crape Myrtle (flowering), White Birch

Deciduous – Magnolia (Little Gem, flowering), Peppermint Willow, Raphiolepis (flowering)

### Evergreen Plants

Boxwood

Euonymous

Nandina – standard and “Gulf Coast”

Ligustrum

Pittosporum – green or variegated, standard and compact varieties

### Flowering Plants

Agapanthus (blue, white)

Birds of Paradise (orange & purple)

Calliandra (espalier) (red)

Callistemon – “Little John” (deep red)

Cuphea (pink)

Daylilies (yellow, orange, mauve)

Iceberg roses (white)

Kangaroo Paws (red-orange, yellow)

Raphiolepis – standard and compact varieties (pink, white)

Society Garlic – green or variegated (lavender)

Star Jasmine (espalier or ground cover) (white)

# E L V Shores – Long Range Tree Removal Proposal

May 2016 Revision - Submitted by Laurel Latshaw, Landscape Committee Chair

The combination of Phases 1 and 2 of the original Proposal were accepted and approved May, 2016 by the ELV Shores Board of Directors for implementation in 2016/2017 fiscal year

**Landscape Committee Recommendation:** Given that the original cost of Phase 1 has been greatly reduced (the 2015/16 tree maintenance budget allowed for 3 of these trees to be removed), we recommend that Phases 1 and 2 be combined. Trees in both of these phases have lifted and cracked adjacent walkways, driveways, and parking pads and those on Andalusia and Apolina have raised and overgrown the planting surfaces, preventing water absorption and causing water runoff to damage paving. Therefore, all trees which have damaged or overgrown adjacent concrete or asphalt surfaces on the property will have been replaced, avoiding further damage. The work and costs of the combined Phases 1 and 2 is estimated to be:

**Work summary:** remove 13 trees, convert 11 grass areas, replace 9 trees

**Estimated Costs:**

#5240 (Landscape Replacement/Extras) – new plants (11), grass repairs (3)	\$3,750
#6470 (Reserves Irrigation) – irrigation conversion (11)	3,300
#6490 (Reserves Landscape) – tree removals (13), new trees (9)	12,175
<b>Total estimated cost of revised Phase 1/2:</b>	<b>\$19,225</b>

Additional funds needed, if any, for each budget line item as indicated in the original cost/benefit analysis will be adjusted proportionately. The Tree Maintenance budget #5280, could be supplemented to allow for new trees and removals rather than #6490.