

## **Vista HOA Landscape Master Plan Draft:** **September 27, 2012**

### **Background:**

The Vista HOA board of directors seeks to explore how to improve and upgrade the association landscape. The board recognizes the value of the association's landscape to property values and the quality of life for residents.

The Vista HOA landscape covers vast acreage that is 35+ years old. The landscape design is essentially original as is the underground pipe and valve system. Irrigation controllers are relatively new and can be controlled via an internet subscription. The landscape is dominated by slopes, hard-pan clay soil and houses some 1,300+ trees.

To facilitate a broad discussion on how to view and consider upgrades to the association landscape the association enlisted a landscape consultant. Residents were invited to participate in street by street walks as part of the process to develop a landscape master plan. A landscape committee has provided background and advice. Continuance of a landscape committee is important as is communication to residents of events and efforts.

This report:

- Summarizes street by street by street walks and resident feedback
- Suggests priorities for landscape upgrades
- Offers unit by unit landscape upgrades (plant changes, additions, removals, maintenance, etc.)

### **Summary of Resident Street Walks:**

Residents were invited to walk their street with association board members, landscape committee members and the landscape consultant. General parameters included how to improve each areas appearance, assessing what was important to each street based on resident opinions, encouraging residents to write down their views, and that the feedback would be incorporated into an overall master plan. The draft master landscape plan is then subject to review by the board, landscape committee and any resident. The Vista board then has responsibility to determine priorities, budgeting and timeline for making any upgrades to the community landscape.

The street by street walks were extremely valuable in educating both the board, the landscape consultant and residents about the challenges of maintaining and upgrading a mature and aging landscape.

### **Summary of Rocky Knoll Resident Walk:**

The main resident concern was a desire for more screening at the west end of streets over-looking Hillgate, west of 7 and 2 Rocky Knoll all the way down to 52 and 57 Rocky Knoll. Filling these areas with large shrubs will screen the street below and provide more privacy for Rocky Knoll homes. At the east end of Rocky Knoll, by #33, more screening plants should be added, as well as along Turtle Rock Drive and Concordia.

The residents want to keep turf large turf areas, surrounded by all of the interior units (2-52) and south of units 35-52. Most residents of Rocky Knoll like the existing trees and would add some trees for either screening or to fill-in sparse areas. There was a strong desire to add large rock boulders (to extend the "Turtle Rock" theme) between 36 and 39 and across the street by 35.

Generally, Rocky Knoll residents wanted few changes to plant materials, wanted additional plants for screening and to fill-in sparse areas at street ends. The areas that most residents see, entry streets, median parking areas and street-ends, need to have the highest priority.

### **Summary of Rustling Wind Resident Walk:**

This street has significant trees in back of units. Residents feel it is important to keep limbs from hanging over homes and patios, yet maintain a tree-feel. Screening between units is important to residents on Rustling Wind. The natural area below 1 - 25 is of some concern regarding fire, but the area is maintained by the County of Orange and out of the control of the association. The thick tree canopy also requires more frequent cleaning of drainage ditches behind homes. Pest (snails) are heavy on Rustling Wind and need consistent treatment. The consensus of residents is that the street and monument entry-ways need an upgrade and should generally match other monument entries in the association.

### **Summary of Misty Meadow Resident Walk:**

Residents want to keep existing trees, particularly Coral trees. However, the safety issue related to Coral trees is understood and residents agree that a "hard" pruning (significantly reduce limb-length each year) is important. Coral trees grow extremely fast and it is common to prune Coral trees each year. The new Tree Maintenance Plan calls for annual pruning of Coral trees. A number of units need screening between neighbors for privacy. Residents feel that the east end of Misty Meadow, looking out toward Rockview, needs more shrubs to create a lush feel and improve screening. Residents want color, more screening between neighbors and mulching to designate pathways.

### **Summary of Falling Leaf Resident Walk:**

The street has good plant cover, almost overgrown in some areas such as the parking median ends. The street has no “entry” statement. Residents favor removal of sloping turf and planting the hillside at the entry of Flower Carpet Rose to match Valley View parking median slopes and provide much needed color. The street end between 7 and 16 need increased shrubs for screening and lush appearance. The parking median has end-cap shrubs (Natal Plum) have grown very high and block view of cars coming in and out of the street. Residents favored pruning Natal Plum down low as opposed to removal.

### **Summary of Valley View Resident Walk:**

Residents on Valley View seek views out of the surrounding hills and skyline. At the same time residents complain of leaf litter and staining by Eucalyptus trees on patios and roofs. Screening is less of an issue for most of the units on Valley View, while color and an addition of fruit trees at the street end are a higher priority. Keeping drainage ditches cleaned, limbs away from roofs and patios are high priorities.

### **Summary of Resident Views of Hillgate:**

As the main entry for most residents and visitors to the association, Hillgate is a main concern of most residents. The association side of the street is partly owned and maintained by the City of Irvine (10’ upslope from the sidewalk). On the association portion of the Hillgate slope the main priority is to plant large shrubs near the top of the slope to screen the homes and street-ends of Rocky Knoll from the road and traffic below. Shrub plantings on Hillgate should also continue around the Turtle Rock drive corner to screen homes 47-57 Rocky Knoll.

### **Suggested Priorities for the Vista Landscape Upgrading Plan:**

Every street entry, street end and parking medians throughout the association is listed as a priority for residents. Residents obviously drive in and out of their streets daily and the entry’s and parking medians are seen by all, including guests to the community. At the same time, the main association entry street, Hillgate, is important for upgrading by all residents. The lower 10’ of the Hillgate slope is owned by the City of Irvine. However, on the association property there can be significant plantings to help screen and protect the privacy of homes, particularly on the west ends of Rocky Knoll.

The following 10 priorities have been identified by residents in street walks and during a wide range of meetings. The priorities are established to reflect resident feedback and benefit as many residents as possible. The entries, street-ends and parking medians are areas that are seen by residents and guests that enter, park and exit the community. Individual unit opportunities are highlighted in the detailed

street by street master plan. Individual unit upgrades can change with respect to more resident feedback, association budgets and board discussion.

**Priorities:**

1. Hillgate/Rocky Knoll screening (large shrubs) near the top of the slope, Hillgate groundcover down to the road
2. Street entry's/street ends to be lushly planted
3. Parking medians need additional shrubs to screen parked cars, additional ground cover (Honeysuckle) to fill-in slopes, watering basins built around trees, and trenches dug along curbs to retain water
4. Citrus trees to replace Raphiolepis (Indian Hawthorn) at most home entry courtyards (ask residents?). This will uncover the entry lights (currently blocked by the Indian Hawthorne) and provide fruit for residents to pick. Match driveway circles and Citrus planters with either Blue Senecio (south facing entries) or Peter Pan Agapanthus (north facing entries).
5. Increase screening (large shrubs/small trees) between units on all streets where needed, but without creating more leaf litter on patios.
6. Increase color where possible, such as in driveway circle planters, at driveway monument walls, at individual home gate entries underneath Citrus, throughout the association. A consistent plant choice at these locations helps highlight and unify similar areas throughout the association.
7. Upgrade irrigation system, particularly valves (most are original from the association development (35 years old). The old valves have deteriorated due to the minerals in recycled water. Many stick open, do not open and/or leak. Upgrading the sprinkler spray coverage to reduce dry spots.
8. Trench (remove soil) along all curbs to reduce water/rain runoff onto streets
9. Add trees where possible to continue an "urban forest" feel in the community.
10. Remove (spray out) the high water need groundcover Vinca where possible, particularly in sunny areas and parking medians. This groundcover requires shade and is a high water user to be attractive. Most Vinca areas look poor in warm months. Vinca can be replaced with Honeysuckle and Star Jasmine to increase both color and water efficiency.

A short plant list is attached for use to consider for planting projects. The plant list is limited so as to not insert vastly different types of plants into a mature landscape. The short plant list is intended to be used by succeeding boards and landscape committees to build a more unified appearance across the association as plants are considered for replacement.

Finally, any landscape upgrades would be the responsibility of the board of directors. The board would consider priorities and budget in pursuit of upgrading the Vista landscape for the benefit of residents, property values and a high quality of residential life

## Street by Street Landscape Plan

### **Rocky Knoll:**

#### **RK Units 1-7**

- Plant Citrus (3) in each entry planter with Blue Senecio groundcover underneath
- Mulch under all shrubs
- Build water basins under/around all parking median trees
- Check irrigation for coverage to insure coverage for trees
- Trench soil at all curbs including Parking median
- Spray out Vinca groundcover wherever found (Ivy okay)
- Add Star Jasmine as groundcover where needed
- Heavy shrub planting along street end from unit #1 through unit 2, using Raphiolepis 'clara' as a lower foreground plant and Photinia as a larger background screen. Both will supply color but at different times of the year.

This street end needs heavy shrub planting as described above in the priorities to screen street and buildings across Hillgate. The heavy shrub planting should stretch from 1 across through 2 and from 52 to 57. Shrubs can be planted near the top of the Hillgate slope. Shrubs can be Photinia, Xylosma and/or Prunus. Honeysuckle should be added to the down-slope to the street for color and consistency. This groundcover can go down onto the City portion of the slope for consistency.

Note: The association may ask the City to either plant the same groundcover on their 10' easement on the slope and/or ask the City to clean out the random shrubs and repair irrigation to enable groundcover to be attractive and uniform on the hillside.

#### **RK Units 2-8**

- Spray out Vinca groundcover under mailboxes
- Add Citrus (2) to entry's (Raphiolepis out) with Agapanthus Peter Pan underneath
- Add color or groundcover at monument walls (Star Jasmine option)
- Mulch under shrubs
- Dethatch turf between 8-10; turf needs irrigation upgrade for uniformity
- Add 1 Tristaina (15 gallon) between 8 & 10
- Jacaranda limbs hanging over the back of 8
- Tree limbs hanging over the back of 2
- Remove tree seedlings in back of units 2-8

#### **RK Units 10-16**

- Add color to entry monuments (Blue Senecio groundcover)
- Add Ivy to groundcover under Magnolias (fertilize, mulch)

- Magnolia's in parking end caps are weak; either replace with Australian Willow, or build water basins, fertilize and increase irrigation to rejuvenate Magnolia's
- Check irrigation to minimize runoff from steep slope
- Add 3 Tristainia (15 gallon) at east end of 16 (behind Xylosma)
- Consider removing 3-5 diseased Sycamore trees in the Rocky Knoll turf park behind 10-16
- Add Prunus Carolina as screen between 16 and 22

### **RK Units 22-28**

- Add Citrus (2) to entry's with Agapanthus Peter Pan under
- Turf at 28 needs renovation and irrigation upgrade for uniformity
- Add 2 Tristainia (15 gallon) at the east end of 28
- Add Honeysuckle shrubs (5 gallons) wrapping east end of 28
- Carve turf out around Magnolia (large root zone) and apply mulch
- Clean drain ditches behind all units
- Remove dead shrub on slope behind 22
- Add Plumbago for color near top of slope behind 24-28

### **RK Units 30-36**

- Add Caliandra under deck of 30; spray out groundcover (wondering jew), add Ivy and mulch
- Remove Moraea at east end of 28 and 30, spray out Vinca groundcover, add Honeysuckle shrubs and groundcover
- Check irrigation behind 30 (west end)
- Lantana okay at entry monuments (trim down to rejuvenate)
- Add 2 Citrus to entries w/ Agapanthus Peter Pan under
- Eucalyptus lifting street across from 32
- Add Magnolia @ 30 by mailboxes
- Spray out Vinca groundcover @ 36 under deck on street; add Ivy, mulch, fertilizer to rejuvenate shrubs
- Renovate turf at end of 36; add 2 Tristainia (15 gallon) @ south end of 36
- Add Honeysuckle as groundcover @ south end of 36 slope

### **RK Units 38-44**

- Add Tristainia at east/south corner of 38
- Add Photinia for screening from street between 36 and 38
- Spray out Vinca and Ivy @ 38 mailboxes; add Star Jasmine groundcover
- Add Citrus (2) at entry's
- Add Tristainia at west end of 44 for screening
- Limbs of Jacaranda hang over the back of 42
- Remove high water groundcover behind 44-48, replace with Honeysuckle groundcover

### **RK Units 46-52**

- All Magnolia's need watering basins, mulch, irrigation check and fertilizer

- Add Tristania @ southeast end of 46
- Add Citrus at entries with Blue Senecio underneath
- Spray out Ivy (too much sun), replace with Raphiolepis clara
- Lantana okay at entry monuments
- Remove groundcover at east end of 46, add Cotoneaster shrubs for screening to match opposite unit
- Spray out groundcover at mailboxes
- Add Star Jasmine under Magnolia at 46
- Magnolia at 52 needs fertilizer, basin
- Spray out Ivy at south end of 52 and around street end, replace with Raphiolepis clara in foreground and Prunus Carolina screen behind
- Street end between 52 and 57 needs screening shrubs, Honeysuckle closer to street, Prunus Carolina (perhaps 50-60 5 gallon shrubs) for screening from 52-57

### **RK Units 51-57**

- Add Plumbago or Honeysuckle shrubs around tree stumps at west end of 57
- Add (continue) Prunus Carolina or Xylosma along Hillgate side of 52 and 57
- Check irrigation at end of 57
- Add 4 Tristainia (15 gallon) at west end of 57
- Add Citrus (2) at entry's with Agapanthus Peter Pan under
- Lantana okay at monuments, trim down to rejuvenate
- Spray out Red Apple, continue Ivy under Magnolia @ 57
- Add Honeysuckle groundcover in Parking median across from 51-57

Note: Steep slopes on Parking medians on this portion of Rocky Knoll are very difficult to plant and irrigate. Adjust irrigation, trench soil at curbs, add Honeysuckle groundcover.

- Build basins for trees in parking basins
- Add 6 Raphiolepis Majestic (5 gallon) to top of parking median across from 51 & 57 to screen parked cars
- Spray out or remove tree seedlings behind 51-57, add Honeysuckle groundcover where needed
- Trim tree limbs from over patios all along 51-57
- Add Photinia screen between 51 and 49

### **RK Units 43-49**

- Add Raphiolepis Majestic (14 - 5 gallon) along top of Parking median across from 43-49
- Add Honeysuckle groundcover to Parking median slope
- Check irrigation, build basins around trees
- Add Tristainia (1-15 gallon) between 43 and 41
- Add Photinia by walls of 41 and 43 for screening
- Spray out ground cover on Parking median end across from #41, replace with Flower Carpet Rose

- Add Citrus (2) at entry's with Agapanthus Peter Pan underneath
- Spray out Eucalyptus stump growth
- Spray out or remove tree seedlings behind 43-49, add Honeysuckle where needed
- Check irrigation on large street slope behind 45 and 47
- Add Xylosma shrubs to screen near top of large slope from 45 wrapping around Turtle Rock Drive corner
- Clean Eucalyptus limbs from large slope behind 43-49
- Add Photinia screening between 43 and 41

### **RK Units 35-41**

- Spray out groundcover at front of 35-37
- Add Flower Carpet Rose, soil prep and fertilizer, check irrigation coverage at 35-37
- East end of 35 spray out groundcover, add Photinia to screen walls of 35 from street and Honeysuckle groundcover for slope
- Add rock boulders out on street northeast of 35 in turf, rejuvenate street corner turf with soil preparation, fertilizer
- Trim back Tree limbs hanging over patios at 35-41
- Add Xylosma screen along Concordia behind 35-41 near top of slope and wrap around on Rocky Knoll to Eucalyptus trees
- Remove tree seedlings behind 35-41

### **RK Units 27-33**

- Street end @ 33 plant Plumbago behind and Honeysuckle groundcover in front of large open area (remove Vinca and Moraea), keep Melaluca in background
- Add Citrus (2) at entries with Blue Senecio underneath
- Replace Magnolia @ 31 (w/ 24" box Magnolia), check irrigation, fertilize
- Spray out groundcover at mailbox by 31/33, add Flower Carpet rose
- Remove ground cover at monuments, add Blue Senecio on both sides
- Mulch under all shrubs
- Parking slope across from 27 needs Honeysuckle groundcover, spray out existing groundcover

### **RK Units 25-19**

- Spray out Vinca at 25 along street, add Honeysuckle
- Ivy groundcover on Parking slope needs trench, fertilizer, irrigation coverage, add Honeysuckle to Ivy bare spots
- Magnolias need watering basins, fertilizer
- Add Blue Senecio groundcover in driveway circle
- Add Citrus (2) in entries with Blue Senecio underneath

### **Rocky Knoll Street Entry (between 19 and 17)**

- Thin Pines (clean-out needles, thin branches) on southwest side of street
- Remove the middle of 3 Pines at corner of deck to improve tree health



- Spray out groundcover and remove Moraea on both sides entry street (keep any Honeysuckle and Plumbago unless too close to street requiring pruning)
- Add Honeysuckle for consistent groundcover to both sides of street
- Add Photinia at 19 walls, Tagetes for winter color on east side of street

### **RK Units 17-11**

- Add tall screening shrubs at the southeast corner of 17 (Photinia)
- Add 1 Tristania on the same corner by 17
- Continue Honeysuckle groundcover on the same corner
- Add Citrus (2) at entries with blue Senecio succulents under
- Spray out groundcover under shrubs @ 11, replace with Flower Carpet rose and Star Jasmine

### **RK Units 9-1**

- Spray out Ivy @ 9 by street, continue with groundcover from 11 (Star Jasmine and Flower Carpet rose)
- Remove Lantana at monuments, add Blue Senecio groundcover
- Add Citrus (2) at entries with Blue Senecio groundcover underneath

### **Falling Leaf:**

- Entry corner @ 2 (north side under Coral tree) replace groundcover with Star Jasmine
- Add 2 Prunus at north corner of 2
- Add Rapheolepis at north corner of 2 to continue Rapheolepis planting on north side of 2

### **FL Units 2-8**

- Spray out Vinca under shrubs, replace with Star Jasmine groundcover
- Add Citrus (2) at entries with Agapanthus Peter Pan underneath
- Cut down Natal Plum in Parking median to control height
- Build basins around Parking median trees, check irrigation coverage
- Mulch under Magnolia @ 8 (roots make it difficult to grow turfgrass)
- Parking median okay, keep Honeysuckle low
- Add Star Jasmine as groundcover between 2 and 8 where needed
- Spray out high water use groundcover behind 2 along walkway, replace with Honeysuckle to match opposite side of street
- Remove lantana in walkway cut-out at the north side of 2 (under Prunus trees), replace with Star Jasmine groundcover
- Clean groundcover behind 2-8, rejuvenate with fertilizer and mulch

### **FL Units 10-16**

- Spray out Vinca by mailboxes, add Flower carpet rose
- Add Citrus (2) at entries with Agapanthus underneath
- Trim down Lantana at monuments or replace with Blue Senecio
- Mulch under shrubs

- Clean groundcover behind 16, rejuvenate with fertilizer and mulch
- Clean drains at bridge behind 16 and south of tennis court

### **Falling Leaf Street-End (between 16 and 7)**

- Remove turf under Coral Trees (turf cannot grow well in shade and roots of trees), add Honeysuckle groundcover under near street
- Upgrade irrigation coverage
- Spray out Vinca and groundcover on slope
- Add Acacia (tall) and Plumbago in a mass planting to add screening and color all along slope
- Add mulch

### **FL Units 1-7**

- Spray out groundcover under Caliandra @ 7, add Star Jasmine as groundcover
- Remove ailing Magnolia @ 7 by driveway, replace with 24" box Magnolia
- Check irrigation coverage, build tree basins, fertilize
- Remove Vinca under Caliandra @1, replace with Star Jasmine

### **Falling Leaf Entry (east side slope, by #1)**

- Remove large slope of turf, replace with Flower Carpet rose to match Valley View Parking median ends

### **Valley View:**

#### **VV Units 8-14**

- Add Photinia screen between 8 and 1 Falling Leaf
- Add Citrus (2) at entries with Blue Senecio underneath
- Remove Lantana at monuments, replace with Blue Senecio
- Remove 2 Eucalyptus between 12 and 14 at residents request (staining decks, branches drop on house)
- Spray out groundcover under Magnolia @ 12-14, add Star Jasmine and small mass of Tagetes
- Build basins under Magnolia's
- Remove 2 Eucalyptus between 14 and 16 (staining on decks and roofs)
- Add Prunus Carolina as screen between 14 and 16 and wrapping corners by street
- Remove Moraea between 14 and 16, add Tagetes for color
- Jacaranda limbs hanging over patios behind 10-12

#### **VV Units 16-22**

- Spray out ground cover under deck @ 16, add Star Jasmine and mulch, continue Star Jasmine to under Magnolia at 18
- Remove Lantana at monuments, add Iris and Blue Senecio
- Add Citrus (2) in entries with Agapanthus Peter Pan underneath

- Turf okay between 20 and 22, renovate, check irrigation coverage
- Turf between 22 and 26 okay, renovate, check irrigation coverage

### **VV Units 24 -30**

- No Citrus at entries
- Ground cover okay, Lantana okay

### **VV Units 32-38**

- Spray out ground cover between 30 and 32, add Star Jasmine and Tagetes for color
- Check irrigation at Magnolia @ 32, build basins and fertilize, Lantana okay
- Caliandra at deck of 32 out, add Photinia under deck with Star Jasmine groundcover
- Ivy okay between 32-36, fertilize
- Remove Lantana, add Iris and Blue Senecio at monuments
- Add Citrus (2) with Agapanthus underneath
- Coral in Parking median okay (aggressive prune each year)
- Remove Natal Plum under Coral tree, add Flower Carpet rose underneath

### **Valley View Street End (between 42 and 45)**

- Remove turf around street end
- Add Orange Trees (standard), upright Rosemary clumps and Tagetes clumps for color; mulch under all, adapt irrigation for bubblers at trees and shrubs
- Add Flower Carpet Rose under Coral at end of Parking Median at 42

### **VV Units 37-45**

- Spray out groundcover at 45, replace with Magnolia 24" box, Tagetes mass planting, Star Jasmine groundcover
- Remove Lantana, replace with Iris and Blue Senecio at monuments, add Blue Senecio to Magnolia parking circle
- Add Raphiolepis Magestic (10) at the top of the Parking Median across from 41-39
- Spray out groundcover at 37-39, replace with Star Jasmine, mulch under shrubs

### **VV Units 35-27**

- Remove Moraea between 35-37, add Star Jasmine groundcover, Tagetes for color
- Parking median at 35 spray out Vinca, add Honeysuckle groundcover
- Remove ground cover at 35, replace with Star Jasmine
- Remove Lantana at driveway monuments, add Iris and Blue Senecio
- Add Citrus (3), add Blue Senecio underneath
- Lower soil in Magnolia circle at 31, add Blue Senecio underneath
- Ivy under Magnolia at 27-29 okay
- Mulch under shrubs
- Turf between 27-25 okay

- Parking median at 29 remove Natal Plum, add Flower Carpet rose
- Remove Moraea between 27 and 25, add Tagetes mass
- Gophers in turf between 27-25
- Spray out ground cover under Pittosporum, mulch only (remove stump by Pittosporum)

### **VV Units 25-19**

- Spray out Ivy between 23 and 25, add Star Jasmine
- Add Iris and Blue Senecio at monument at 23 driveway (to match monument at 21)
- Replace Strawberry groundcover with Blue Senecio at 21 monument
- Mulch under shrubs
- Add Prunus (4) at walls between 19 and 17 for screening
- Spray out Vinca between 19 and 17

### **VV Units 17-9**

- Spray out groundcover at 17 wall, add Star Jasmine and Lantana (yellow)
- Add Citrus (3) at entries, with Blue Senecio underneath
- Add Blue Senecio in Magnolia circle
- Remove Norfolk Island Pine between 17 and 19 (planted long ago by resident), replace with Prunus Carolina for mass screening between units
- Add 2 Prunus at south west corner of 9 for screening

### **VV Units 7-1**

- Spray out Vinca groundcover at mailboxes, replace with Flower Carpet rose
- Lantana okay, trim down to rejuvenate
- Add Citrus (2) with Blue Senecio underneath
- Check irrigation at west end of 1
- Add Prunusto screen walls at the end of 1

### **Rustling Wind Entry Monuments:**

Plant additions already approved by board for this area.

### **Rustling Wind:**

#### **RW Units 2-6**

- Groundcover okay
- Add Citrus (2) at entries with Agapanthus Peter Pan
- Proposal already accepted for west end of 2 for stump, additional screening shrubs and additional tree

#### **RW Units 8-14**

- Add Citrus (2) with Agapanthus Peter Pan underneath
- Remove Ivy at 12-14, replace with Star Jasmine

- Remove stump at the east end of 14
- Add Prunus for screening between 14 and 16, add Tagetes for color
- Renovate turf between 14 and 16, check irrigation coverage

### **RW Units 16-22**

- Driveway monuments okay, fertilize and mulch Flower Carpet rose
- Add Citrus (2) in entries with Agapanthus Peter Pan below
- Groundcover okay across from of units

### **RW Units 24-30**

- Add Citrus (2) at entries with Agapanthus Peter Pan below
- Remove Natal Plum at then of Parking median (across from 28-30), replace with Flower Carpet rose, mulch
- Add Prunus screening between 22-24

Note: End of Rustling Wind already planted with Native plants to repair landscape from adjacent construction.

### **RW Units 32-36**

- No Citrus at entries, okay as per residents

### **RW Units 17-25**

- Add Citrus (1) with Blue Senecio underneath
- Replace Lantana in driveway circle, add Blue Senecio in circle driveway planter
- Lantana okay (trim down to rejuvenate) or replace with Blue Senecio
- Add Honeysuckle groundcover to Parking Median slope across from 23-25
- Parking Median end across from 17 remove Natal Plum, replace with Flower Carpet Rose

### **RW Units 9-15**

- Add Citrus (2) at entries with Blue Senecio underneath
- Kill out stump growth between 9 and 7
- Parking Median between 9 and 1 plant Honeysuckle groundcover to fill
- Plant Photinia screen northeast backside of 15
- Tree limbs hanging over patios and roof between 13-15
- 1 Chinese Lantern tree close to 15 could be removed to avoid foundation damage
- Remove tree seedlings behind 7-15

### **RW Units 1-7**

- Add Citrus (2) with Agapanthus Peter Pan underneath
- Keep Lantana at monuments (trim down to rejuvenate) or replace with Blue Senecio

**Note: Rustling Wind Parking End-caps**, remove existing groundcover/shrubs and replace with Flower Carpet rose

### **Misty Meadow:**

#### **MM Units 1-7**

- Remove Lantana (or trim down to rejuvenate) at monuments and replace with Blue Senecio
- Spray out groundcover at 7, replace with Star Jasmine
- Spray out groundcover at 1, replace with Star Jasmine
- Parking Median across from 1-7 spray out high water use groundcover, replace with Honeysuckle groundcover, add 1-24" box Podocarpus tree for screening
- Remove Natal Plum at parking median end-cap and replace with Flower Carpet rose (same at the opposite end-cap)

#### **MM Units 8-12**

- Add Photinia against walls of 8 to screen from road (among trees)
- Remove Ivy under Magnolias, replace with Star Jasmine
- Add Tagetes at south end of 8 for winter color
- Add Citrus (2) with Agapanthus Peter Pan underneath at entries
- Spray out Parking Median ground cover across from 8-12, add Rapheolepis Majestic (4) for screening cars and Honeysuckle groundcover
- Spray out groundcover under Coral tree across from 12, add Flower Carpet Rose
- Check irrigation at 12, rejuvenate Ivy with mulch, fertilizer and additional plugs of Ivy
- Add PrunusCaroliniana (3+) at the east end of 12 between 12 and 14 for screening
- Remove 2 diseased Sycamores behind 10
- Remove old Abelia under deck at 12, replace with Photinia

#### **MM Units 22-28**

- Add Citrus (2) with Agapanthus Peter Pan underneath
- Spray out groundcover all along front, replace with Star Jasmine
- Lantana at monuments okay or replace with Blue Senecio
- End of Parking Median under Coral tree remove Natal Plum, replace with Flower Carpet Rose
- Spray out groundcover at 26-28, replace with Star Jasmine
- Remove old Escallonia under deck at 22, replace with Photinia
- Remove old deck shrubs at 28, replace with Photinia and wrap around east corner

#### **MM Units 30-34**

- Spray out ground cover between 28 and 30, replace with Star Jasmine and Tagetes

- Add 2 PrunusCaroliniana for screening between 28 and 30
- Remove old shrubs under deck at 28, replace with Photinia
- Remove Lantana at monuments, replace with Blue Senecio
- Add RaphiolepisMajestica (5) at top of Parking Median for screening of cars
- Remove groundcover at 32-34, replace with Star Jasmine
- Remove Lantana at monuments, replace with Blue Senecio
- Remove Moraea and groundcover at east end of 34, fertilize and Caliandra, add Photinia (screening) and Tagetes (winter color), mulch, add Star Jasmine at bottom of slope adjacent street end circle around to 39
- Coral tree at end of Parking Median is recovering from disease (Harvest treatment)
- Remove Natal Plum under Coral tree, replace with Flower Carpet Rose

### **MM Units 33-39**

- Remove Lantana at monuments, replace with Blue Senecio
- Add Citrus (2) at entries with Blue Senecio underneath
- Spray out groundcover at 33 and replace with Star Jasmine
- Parking Median across from 33-39 spray out groundcover (sparse and water intensive), replace with Honeysuckle groundcover
- Between 33 and 31 add the same Escallonia to wall of 31
- Remove groundcover between 33-31 and replace with Star Jasmine
- Add screening east of 39 (to screen 1 Valley View)

### **MM Units 25-31**

- Along wall of 31 remove groundcover and replace with Star Jasmine
- Add Citrus (2) in entries with Blue Senecio underneath
- Boxwood at 27 needs replacement of individual dead plants (check irrigation coverage)
- Remove groundcover at 25 along wall, replace with Star Jasmine, mulch
- Remove all groundcover in Parking Median across from 25-31, replace with Honeysuckle
- Tree limbs hanging over roofs at 29-31

### **MM Units 17-23**

- Ivy okay, fertilize and mulch
- Trim down Lantana to rejuvenate
- Add Citrus (2) to entries with Agapanthus underneath
- Ivy okay at 17-19
- Remove Jacaranda tree leaning on roof at 23
- Check irrigation between 15-17
- Add Photinia screening between 15-17

### **MM Units 9-15**

- Spray out groundcover at 15, replace with Star Jasmine
- Add 2 Excallonia along water (old Escallonia have died)
- Lantana okay, trim down to rejuvenate

- Parking Median slope needs all groundcover removed, replace with Honeysuckle
- Check all irrigation along Parking Median and around units, tree roots may be causing irrigation system problems
- Remove groundcover all across 9-15, replace with Star Jasmine
- Remove old Escallonia along north side of 15, add Photinia to screen side of 15

Suggested Plant List: Many of these plants exist on the association grounds, some are new. They comprise this list for their ability to perform (1) a function (such as screening), (2) add color, and (3) fit aesthetically with the existing plant materials.

#### **Groundcovers -**

- Honeysuckle (Orange)
- Blue Senecio (succulent, Blue/Grey)
- Star Jasmine (white flower)
- Yellow Lantana
- Flower Carpet Rose (Red, Pink, White)

#### **Screening Shrubs -**

- Photinia (Maroon leaf color, upright growth)
- Prunus Carolina (upright growth)
- Xylosma

#### **Color Shrubs -**

- Plumbago (Blue)
- Tagetes (Yellow in Winter/Spring)
- Rapheolepisclara (White)

#### **Trees -**

- There are 22 different tree species on the Vista site. The trees range from Evergreen to Deciduous and large to medium to small. The recommendation is to not add any different species of trees to this mix. If screening is needed consider the screening shrubs on the list above.

#### **Summary of Vista Landscape Plan:**

The plan took months to discuss, consider and draft. It was a result of many on-site meetings, walking all areas of the association and hearing resident concerns and opinions. The consistent theme from residents was to maintain the general feel and look of the association, yet to add plantings for screening, and upgrade areas seen by residents and visitors.

Due the significant feedback, and the reality of the cost to make upgrades, this plan was significantly scaled down from the first discussions of landscape upgrades in



Fall 2011. Residents understand the need to keep costs down, use water efficiently and yet do want to see upgrades to key areas. Those priority areas are:

- Hillgate entry road and hillside
- Street entry ways
- Street ends
- Parking medians
- Screening where possible

Residents also expressed interest to unify the some of the appearance of the association landscape. This means using some of the same plants in some of the same type of areas across the different streets. That desire led to the recommendation of installing dwarf citrus trees at most home entries with a similar groundcover underneath. The same concept can be attained by planting the same type of groundcover at the driveway entry monuments throughout the association. This same concept is also the basis of removing overgrown shrubs at the Parking medians under Coral trees and replacing with Flower Carpet rose. These 3 areas (1) home entries, (2) driveway monuments and (3) parking median end-caps with similar plants would bring a unifying appearance to the association.

**This plan can and should be reviewed by the board, the landscape committee, and residents with feedback coordinated through a landscape committee. At the same time the landscape contractor for the Association can conduct a cost estimate of the different priorities and actions described above for board discussion and future budgeting.**

It has been a challenging project to consider the many needs of the Vista landscape. But, the main finding is that residents truly love the community and want to see measured steps taken to maintain the landscape for the mutual benefit of the community.

Tom Ash  
Horticulture Advisor