



## **Waterside Planting Partnership: *Landscape Changes by Waterside Homeowners to Limited Common & Common Areas***

Waterside comprises 15 buildings, 62 condos, 77 patios and decks and 15 courtyards plus 10 detached garage buildings and a dozen overflow parking areas. All are surrounded by garden beds. In addition, we have lawn areas, more than 100 trees and countless bushes and shrubs. It's a lot to maintain!

Indeed, the majority of the Waterside landscape budget goes towards maintenance and safety such as tree trimming, mowing, edging, weeding, pruning, spring/fall cleanup, fertilizer, herbicides and insecticides. The remainder of the budget is spent on unplanned expenses; for example, windstorm cleanup or tree removal. The landscape priority of the HOA is focused on management and aesthetics of trees and shrubs within the more highly visible areas along Teal Lane, Wood Duck and River Run.



Due to limited funds (unless we continue to raise the monthly assessments), garden beds around doorways, courtyards, patios and decks are low priority. Therefore, homeowners who want to make improvements to their adjacent gardens, courtyards, decks, and doorways are encouraged to do so. Please partner with the landscape committee and follow these guidelines; we are happy to consult with you in coming up with a plan that serves future maintenance needs and the aesthetics of the neighborhood.

### **GUIDELINES:**

**1.** All changes/improvements must be reviewed in advance by the landscape committee. Only projects that meet safety, appearance and low-maintenance guidelines will be approved.

**2.** Owners assume responsibility for purchasing, planting and maintenance of their garden areas.

**3.** Approved plants/materials: Approved and recommended plant lists are available at [RiverRunIdaho.com](http://RiverRunIdaho.com).

For rocks or bark:

- Bark: Dark brown, medium chunk
- Rock: ¾" round river rock. Rock should only be used in small areas where plants or bark are not appropriate, e.g. downspouts or small garden beds bordered by concrete. Rock should NOT be immediately adjacent to lawns or in any way impede mowing.

4. Plants must be appropriate for the location. Will the plant fit in the space when full-grown? Will roots impact foundations, sidewalks, underground lines? Will the plant thrive in the location's sun/shade?
5. Owner is responsible for supplemental watering and nurturing plants until they are established even with HOA irrigation, e.g. daily watering to establish roots, staking, trimming, etc.
6. Plantings should conform to existing sprinkler system. It is NOT an HOA priority to realign sprinkler lines to accommodate new plantings.
7. The HOA is NOT responsible for unsuccessful projects (dying plants, etc.), regardless of the cause.
8. Before digging, owner is responsible for locating underground lines including but not limited to sprinkler, electrical, telephone, cable, natural gas lines.
9. Homeowners are encouraged to vary plant selection, especially shrubs, by color and shape.
10. Where applicable, please communicate plans to nearby neighbors. Joint projects are encouraged.

**Questions?** Email Leonard Lake at [lmslake@msn.com](mailto:lmslake@msn.com)

For a good example of owner-inspired landscaping, visit the courtyard at 1953, 1955, 1957 Teal Lane

