

Landscape Projects October 2019

The following report is submitted by the Landscape committee: Bill Giragos, Robert Kaplan and Nathan Greene.

Active Projects:

Gate on Morning Ridge – This area provides the fire department access to the water tower in case of fires. There has been multiple sightings of individuals jumping over the gate. The gate also required extensive repairs. Replace and reinforce existing gate with an 8 foot gate.

Board approved in August meeting.

Cost: \$1,690

Actual start date September 3, 2019. Actual completion date September 10, 2019

10/04/2019 Update – Project completed on time and within budget

Replanting slopes – This phase focuses on replanting slopes on Eaglewood and cul-de-sacs off Willow Canyon. Upon inspection, it was discovered many areas were bare and needed replanting. The proposal to the Board included cost effective replanting with trees and ground cover.

Board approved in August meeting.

Cost: \$6,010

Actual start date August 29, 2019. Actual completion date September 13, 2019.

10/04/2019 Update – Project completed on time and within budget

Paint association entrance – The project consists of painting the guard house, island, gates and two wood structures north of the guard house. The windmill wood structure has extensive dry rot damage which requires replacement of multiple braces along the base.

Board approved in August meeting.

Cost: \$4,295

Estimated start date September 3, 2019. Estimated completion September 20, 2019

10/04/2019 Update – The painting portion of the project completed on time and within budget. We discovered extensive dry rot on some of the wood support members which house the windmill. The Board approved replacement and repairs are schedule to be completed in October.

Wildfire prevention clearance – The project encompasses all the association perimeter to comply with new Ventura County fire code.

Board approved in August meeting.

Cost: \$35,475

Actual start date September 24, 2019. Estimated completion October 11, 2019.

10/04/2019 Update – Project started on September 24, 2019. The tree crew started clearing the East and south east property line. On 09/27/19, a first pass was completed which included removing some trees, shrubs and trimming ground cover in a mosaic pattern. A second pass was completed on

10/04/19 to ensure the clearing complies with the new fire code adopted by Ventura County Fire Department. The wild fire prevention performed left some bare areas behind the houses on Sunset Hills Blvd and Heavenly Ridge which will be planted with Rosemary ground cover as soon as it could be scheduled.

Tree roots issues in parkways – The roots of some of the mature trees planted in parkways are causing damage to sidewalks, irrigations systems, yard drainage and possible damage to city utilities.

Planning is in progress. All aspects of the project require City of Thousand Oaks Planning Department approval

Cost: TBD

Actual start date: TBD. Estimated completion date: TBD

10/04/2019 Update – The Board approved to phase this project and remove 3 trees at a time. The Arborist hired to plan the tree removal recommended this approach as being the most cost effective approach and the fastest way to remove hazardous tree which have lifted the concrete sidewalks where Oak trees have been planted in parkways.

Phase-1 includes securing a permit to remove 3 trees on Woodley Street. The application was submitted to City of Thousand Oaks Planning Department on 09/26/19. A typical timeframe for approval and securing a permit is approximately 45 days. As of this date the Arborist identified 15 Oaks trees which are classified as hazardous.

Warning..... the sidewalks have lifted in multiple areas. We are planning to mark those areas with red paint until the repairs are completed. Please use caution when walking. Also please report to Dee Smith if you see any problem areas which have not been marked.

We are currently collecting bids from contractors to remove trees, repair sidewalks, plant crepe myrtle trees and install new sod.

Mailboxes post painting – The finish on most posts are showing fading and peeling. The Board approved to refinish the posts throughout the community.

Board approved in August meeting.

Cost: \$40 per unit (approximately 75 posts)

Estimated start date October 7, 2019. Estimated completion October 18, 2019.

10/04/2019 Update – Sample posts were painted on Heavenly Ridge to determine which paint color would best coordinate with the mailboxes.

Projects Under Discussion:

Community perimeter fencing – Phase-1 consists of fencing the east end of the community facing Wood Ranch and the area south of the Big Oak Tree on Heavenly Ridge. A poll will be sent to the community to

determine if we should spend the funds to secure the whole association perimeter which is approximately 5000 linear feet.

Requires Board approval.

Heavenly Ridge landscaping – The shrubs and ground cover in various places reached end of life and need to be replaced

Requires Board approval

Willow Canyon Landscaping - The shrubs and ground cover in various places reached its end of life and need to be replaced

Requires Board approval

Ongoing Maintenance:

The LS committee has scheduled a bi-monthly meeting with Showscapes to discuss maintenance issues to ensure we maintain the aesthetics of our beautiful community. Issues are discussed and noted, upon completion of an item Showscapes will send us pictures as proof of completion.

If you have any landscape concerns please email or call Dee Smith at Fidelity management