

Supplemental Planting Program Informational Packet



Nepenthe Application for Common Area planting by a homeowner

This is a voluntary program based on a homeowner's desire to enhance the appearance of the common area around their home. The Vision statement specially supports this approach. In addition, these plantings will also support the vision plan's stated goals of reducing water and maintenance costs.

The owner must agree in writing with the conditions outlined in the application.

Any damage to Nepenthe common area irrigation system will need to be repaired at the homeowner's expense in a timely manner. The homeowner will also be responsible for the cost and replacement of any damage to any existing plants. Trees cannot be removed

If any of the new plants die within one year, it will be the homeowner's responsibility to replace them. The landscape contractor will be responsible for maintenance which is defined as maintaining the irrigation, pruning, debris removal and weeding.

- The homeowner will pay for the cost of the plants and the plants must be a minimum of 16 inches from the house and/or fence.
- Specify the type, size, color, etc. of the plants and the proposed location for the plants.
- There must be drip irrigation in the location to adequately water the new plants.
- If the homeowners choose to hire the landscape contractor, they will pay for installation.
- Photos and drawings/plans of the proposed improved area are required and must be attached.
- What area is being considered for enhancement? Front, side, or alleyway? Circle one or all.
- The homeowner must include a list of all plants to be installed and their location. **The plants must be selected from the attached planting guide**
- Availability to meet with a grounds committee member is required.
- The approved plan will be filed in the office and placed in the homeowner's file.
- The plan will need to be approved by the Ground Committee
- Once approved by the Grounds Committee, it will be forwarded to the board for approval

Date _____

Homeowner Name _____

Address _____

Phone number _____

Email address _____

NOTE: The applicant can expect to receive an approval or denial of the plan within sixty (60) days of the application. The applicant may reapply to this program if the application is denied.

PLEASE READ AND SIGN:

I understand and agree that upon receiving approval from the Nepenthe HOA for the project, I will be responsible for all costs of the project. I further agree to submit a Notice of Completion to the Office Manager when the project is completed.

Signature: _____

Date: _____

Date received in office: _____

The Application is:

Approved as requested _____ **Approved with changes** _____ **Denied** _____

Reason for approval, changes, or denial:

Grounds Steward reviewed: _____ **Date:** _____

Notice of Completion

Nepenthe HOA Application for Common Area Planting by Homeowner

This form is to be submitted to the Management Office once your approved project has been completed. This will allow management the opportunity to ensure that the Landscape Contractor has completed the work satisfactorily and in compliance with the Nepenthe HOA Application for Common Area Planting by Homeowner.

Date: _____ Email: _____

Name of
Homeowner: _____

Address: _____

Best Contact Phone: _____

PLEASE READ AND SIGN:

I hereby notify the Association, that the landscape work approved by the ground committee on _____, has been done in compliance with the approval of the plan

Signature

Date

Date Received in office: _____

Supplemental Planting Guidelines for the Nepenthe Commons

Purpose:

The current vision statement specifically supports this approach for future Nepenthe planting being drought tolerant, and low water and low maintenance. This is voluntary program that supports this vision and is based on the homeowner's desire to enhance the appearance of the commons area around their homes.

Conditions for Planting:

1. The owner would incur all the costs involved in the planting, including the plants, soil conditions, and the planting process.
2. The homeowner will use the attached list of approved plants.
3. No current shrubs are to be damaged or removed without permission from the grounds committee.
4. Planting is to be done in areas not currently occupied by other plants, shrubs, or trees unless approved by the grounds committee.
5. No planting will be allowed of vines or other plants that will interfere with the integrity of wooden fences or siding.
6. Any damage to the irrigations system will be repaired at the homeowners' expense.

Process:

1. The owner must agree in writing with the conditions outlined in the application. (attached)
2. The areas for planting must be designated in the application.
3. Photos and/or drawings must accompany application.
4. Only plants from the attached approved list can be selected.
5. The homeowner is encouraged to meet with a grounds committee member for advice and guidance before purchasing their plants

6. If any of the plantings die within one year, it will be the homeowner's responsibility to replace them at their expense.
7. The landscapers will be responsible for maintenance which is defined as maintaining the irrigation, pruning, debris removal and weeding.

Application and Approval:

1. The Applications is to be submitted to the Ground's committee which will have a Supplemental Planting Team, which will be an administrative subgroup of the Grounds Committee. A grounds committee member will make a site visit before and after the planting is accomplished and will take photos before and after. This team will consist of two-to-four members who will coordinate applications, work with homeowners and provide a recommendation to the whole committee
2. A Ground's committee member has 30 days to review the application and meet with the homeowner.
3. If an application is disapproved by the grounds committee, the homeowner will be notified in writing within 60 days. The homeowner can reapply and address any deficiencies so noted in original application.
4. If the application is approved by the grounds committee it will then be forwarded to the board for written approval.
5. It will be added to a spreadsheet tracking. The homeowners file will be updated with the completed supplemental planting application and pictures