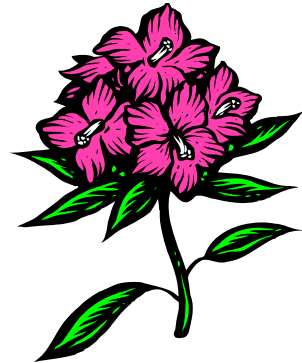




# Meadowview Park Entrance Landscaping

# History

- Goal: improve entrance aesthetics and safety
- Mid-2008 MVPHOA Board hired a landscape designer
- Plan was presented to the HOA at the Annual Meeting in 2009
- Homeowners provided both positive and negative feedback
- The plan was approved



# Phase 1 - Median

- Included:
  - removal of existing plant material (except for three pine trees) and turf
  - addition of lighting, white granite boulders, black accent rocks, ground cover and bark
- Completed in Fall 2009

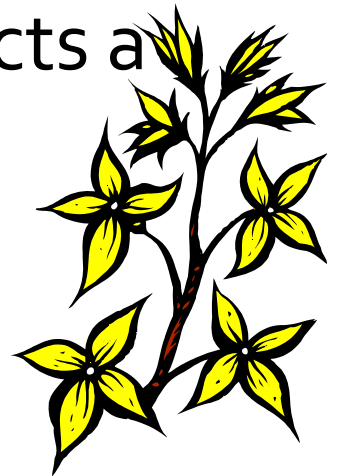


# New Median



# Phase 1 - Feedback

- "...very glad the hedge is removed as it was a dangerous obstruction."
- "A bit bland looking."
- "Make beds for seasonal plantings."
- "...it's more ugly than before."
- "...doesn't feel that the entrance reflects a community of 600 - 800 K homes."
- "It looks the same all the time."



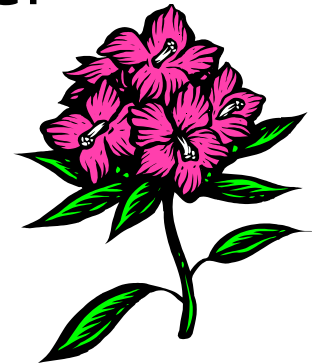
# Phase 1 - Feedback

- “I do like some aspects of it. Its clean look, low maintenance, and lighting. On the flip side, it could use more plants for color and texture. I would like to see ... seasonal plants to reflect the median going up 79th.”
- “Love the new lighting on the island and the new landscaping. I think it has “good bones” in which to add a few more plants.”



# Phase 1 – Summary of Issues

- Lack of seasonal color and interest
- Lack of plants with texture
- Need a variety of plant material
- Need a finished look
- No additional costs due to changes
- Need to achieve the promised lower maintenance landscape



# Phase 1 – New Plant Selections

- **Mahonia** (*Mahonia nervosa*) - winter bloom, spring foliage, fall color
- **Sedge** (*Carex*) and other grasses - several varieties, adds texture
- **Heath** (*Erica carnea*) - spring and summer color
- **Heather** (*Calluna vulgaris*) - spring and summer color
- **Dwarf Rhododendron or Azalea** - summer bloom
- **Daffodils** – late winter, early spring color
- **Blue Star Juniper** (*Juniperus squamata* 'Blue Star') - evergreen
- **Dwarf Mugo Pine** (*Pinus mugo*) – evergreen
- **Hellebore** and other perennials



# Phase 1

- *Mahonia nervosa*



# Phase 1

- Heath and Heather



# Phase 1



# Phase 1

- Flax, sedge, grasses



# Phase 1 – Proposed Revision

- Add plant material
  - Seasonal interest
  - Texture and color
  - Variety
- Consolidate black accent rock
- Consolidate thyme
- Create a natural yet elegant look
- Cost neutral - Phase 2 budget



# Phase 2 – New Information

- Landscape contractor has concerns about plant selection
- Potential problems
  - future plant size issues
  - suckers
  - decreased visibility
  - plant health
- Minimal seasonal interest
- Not the optimal 'look' for our entrance



# Phase 2 – Proposed Revision

- Repeat some selections from Phase 1
- Keep flowering plum and add location appropriate shrubs (in lieu of Sumac and Sarcococca)
- Add:
  - Viburnum 'Dawn' – winter bloom, fall color
  - Euonymus alatus 'Compactus' (Burning Bush) - fall color
  - red or yellow leaf shrub - tbd



# Phase 2



# In Conclusion...

- Revisions create elegant and interesting look for neighborhood entrance
- Revisions will reduce costs in the long run
- Revisions will maintain (and improve) property values
- Work is scheduled to begin in late March
- Volunteers and suggestions are welcome

