

Ideas for improvement

1. Almost all of the wood retaining walls (wood railroad ties) have things on them that are rotted out/need replacing or moved.
(These are mostly around the sage-gray unit)
2. Behind the middle of the sage-gray unit (3575) there is a section of the retaining wall that needs to be fixed. Nothing grows there (mulch?/raised beds for flowers and mulch or stone?)
3. The trees around the middle sage-gray (3575) unit need trimming they are touching the roof
4. A esthetic item (not urgent) (we could put flag stone or a real paver patio next to Bruce's unit)
5. My unit (3545) has 5 dead trees that have been taken out and not replaced (if we put trees back we should maybe think about a drip system for the trees).
6. Around almost all of the trees we don't have any grass growing, we either can do stone or mulch and a bit of a retaining section.
7. Since painting, all of our drain spouts are missing or not in the right place and need extensions; some of the cement diverters on the ground are crumbling. We could put them back (replace some) and dig them in a bit so they will stay put.
8. In the areas around the trees we could aerate and try seeding this spring and see if it takes
9. Who owns that section between the golf course and us all around? It is never groomed or mowed and looks kind of rough.
10. By the blue units- who owns the section below the wall?
11. The "vertical post wall" is rough- rotted wood and leaning in places.
12. Some of the metal retaining edging for the rock landscaping is rusting out - should be replaced with better permanent or at least take silver paint and paint them to seal it.
13. The mail box main supports are rusting at the base.
14. We could clean and treat to prevent further rust and put pavers around it to make it look prettier.
15. There are a couple of dead trees around the blue unit.
16. In the past there has become confusion about what area is common and what area each owner can/should maintain and if it needs to be standardized or pre-approved. Do we allow people to landscape around their units? How far out and what and then who maintains? It is in the by-laws that all exterior improvements in the common area are to be PRE-APPROVED. This does not appear to be happening.
17. We should create a master book with things that HAVE been pre-approved so that there is no confusion in the future.
18. The shrub in the middle is mostly dead- replace? Have advice of a professional who knows what will look good, be easy to maintain and look good in the future.

19. In the middle in the front there are several areas that might regrow with seeding.
20. There is an aspen that is dead in front of the blue units and several branches that need to be pruned around the whole complex.
21. We need to define storage around the units. What's ok what's not?
22. We need to locate the sprinklers and make sure they being used only to water the common areas that all units pay for not private individual landscaping.
23. There are a ton of trees that are too close to the foundation in many cases (can cause water damage or roots can hurt foundations- either way if its common area- do we have to pay for it?) if so we need to move/ take out several of them and make sure that the landscaping is properly graded away from all foundations throughout the complex.
24. There are several spots that as snow was melting it wasn't going to a gutter but down the side of brick or siding- one is my fire place. This needs to be addressed immediately while the gutter people can still be requested to come back and correct their work.
25. There are a couple spots stone landscaping is mismatched and should be addressed to look better around the sump pump by Celeste's unit (3565 Clubheights) for example (those can be cleaned up and be intentional looking)
26. Fix the concrete walk ways
27. Lights on houses (garages, by doors, front door)? How do we handle security systems that people are putting and putting holes in the walls (like the Ring doorbell, cameras etc.) - do they become a permanent fixture of the building belonging to the building? Owners need to GET PERMISSION so the HOA knows what is going on and if it creates any privacy issues etc. AND owners need to make sure professionals who do something (i.e. adding a dish) know how to do the roof so it does not damage the roof or negate our warranty. There needs to be a requirement that owners repair and repaint any damage and return to previous condition if they decide to remove them.
28. Perhaps we should pay a professional to provide a landscape plan for the whole complex that we can implement over time as money and services become available – perhaps owners would like to be part of implementing it around their own unit once we have a plan mandating what kind, type and size of plantings and materials to use.
29. Our decks are a hodge podge and we should come up with maybe three options each owner could choose from since they are responsible for their own decks but that way it would harmonize with the whole project – maybe Composite, wood stained the trim or natural wood color and style of wrought iron railing?
30. Parking – Expand parking where possible to make access to driveways more convenient for owners and guests and also reduce the amount of green scape that needs maintenance (could be a part of the overall landscape plan to be accomplished as possible.)