

# Villas at Alta Mesa

Landscape Plan







# Original Landscape Design

- ▶ In the original design trees were planted in areas that are too small
- ▶ They were planted too close to hard-scape (walls, driveways, walkways, curbing, etc.)
- ▶ Many of these trees have been removed because of this
- ▶ Most of the Ash trees throughout the community have been stunted



# Issues caused by trees



- ▶ Large buttress roots have caused damage to nearby hard-scape.
- ▶ Curbing has had to be replaced or repaired
- ▶ Driveways and walkways popping up, making it unsafe for pedestrians

# Development Agreement

- ▶ In the development agreement it states

3.26.3 Declarant shall plant a minimum of one 24" box tree in the front yard of each Lot within a courtyard sharing the use of a Private Cluster Street. Thereafter, the Association shall maintain and/or replace, as necessary, such tree(s) as part of its Public Yard landscaping maintenance responsibilities pursuant to Section 7.1 below.

- ▶ We need to amend this and remove the associated \$500 penalty



# Recommendations

- ▶ We've noted locations that are too small for plant material
- ▶ Most of these are being used as pathways for garbage access
- ▶ We recommend small trees like the Evergreen Bird of Paradise or Mastic Tree

Example Small Tree  
Lot Number 75

