

# LANDSCAPE AND THE HOA

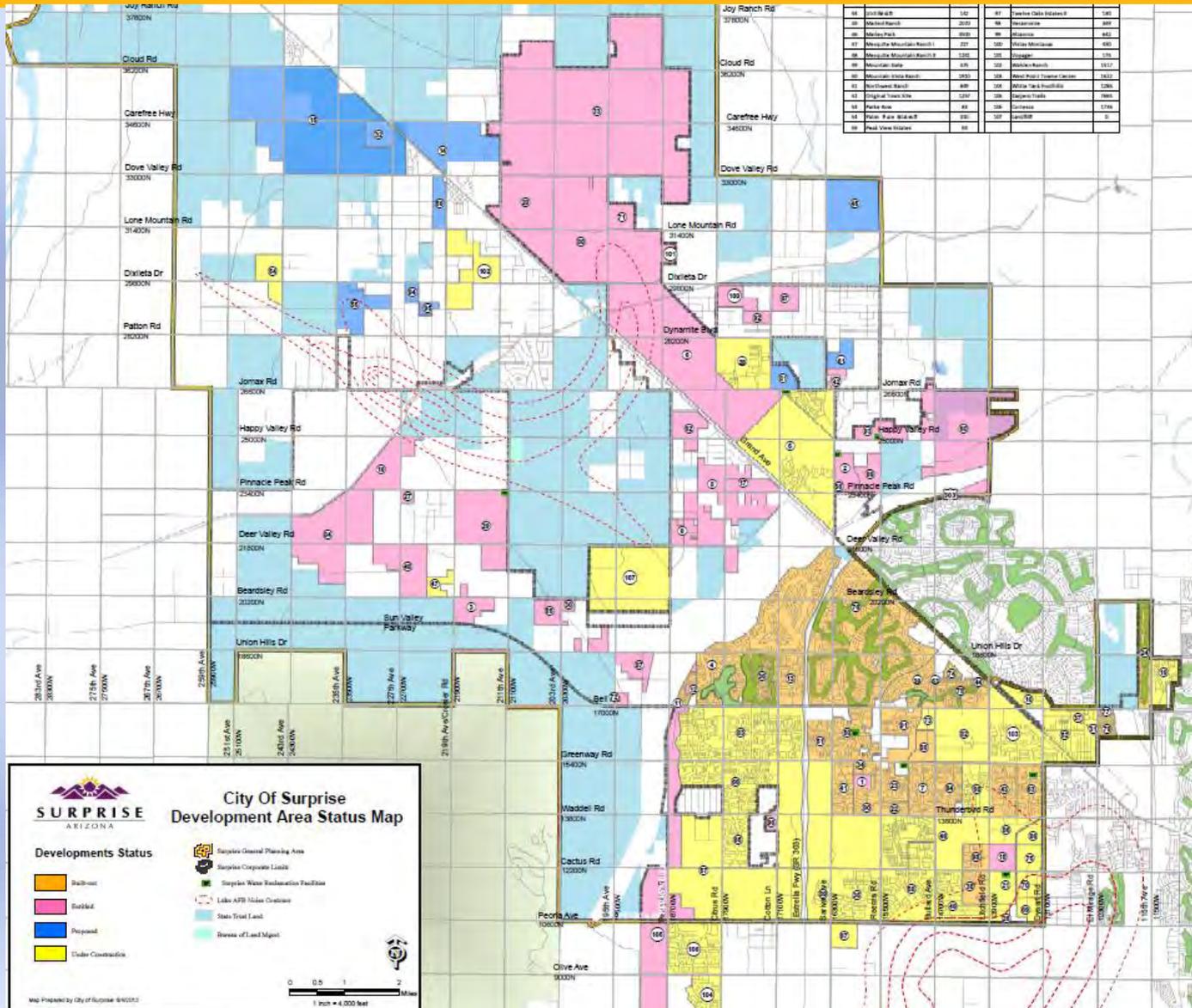
June 11, 2014



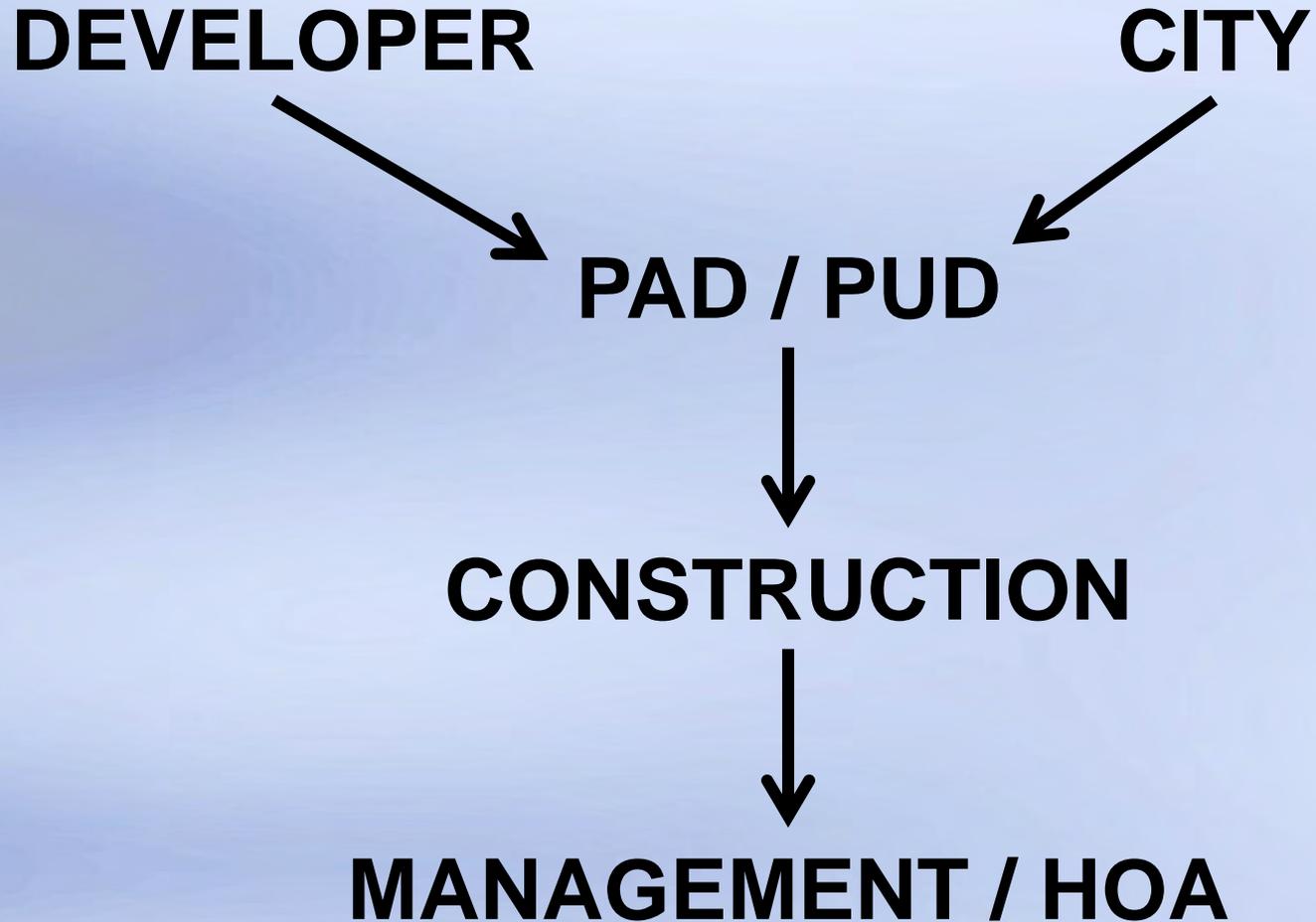
# HOW WE GOT HERE



# HOW WE GOT HERE



# HOW WE GOT HERE



# HOW WE GOT HERE



<http://www.surpriseaz.gov/index.aspx?nid=3221>

Home | Print | RSS | Search

You are here: [Home](#) > [City Departments](#) > [Community Development](#) > [Planning & Zoning](#) > [Planned Area Developments \(PAD\)](#)

[Sign up!](#) **Notify Me** 

---

**Planned Area Developments (PAD)**

To view PDF documents associated with a specific PAD, click on the links below. If you have questions, please contact the Planning Division at [planning@surpriseaz.gov](mailto:planning@surpriseaz.gov) or 623-222-3000.

<a href="#">Surprise Unified Development Code</a>	
<a href="#">Meetings, Hearings &amp; Workshops</a>	<a href="#">PAD07-224 Acoma Court</a>
<a href="#">General Plan</a>	<a href="#">PAD06-247 Ana Mandera</a>
<a href="#">Village Planning</a>	<a href="#">PAD95-002 AZ Traditions / Village at Surprise North</a>
<a href="#">Long Range Planning</a>	<a href="#">PAD04-124 Asante</a>
<a href="#">Development &amp; Zoning Maps</a>	<a href="#">PAD06-045 Asante North</a>
<a href="#">Planning Design Guidelines</a>	<a href="#">PAD97-074 Ashton Ranch</a>
<a href="#">Design Guidelines</a>	<a href="#">PAD03-278 Austin Ranch</a>
<a href="#">Medical Marijuana Location Zoning</a>	<a href="#">PAD05-075 Austin Ranch II</a>
<a href="#">Parks and Trails Master Plan</a>	<a href="#">PAD01-012 Bell Pointe I</a>
	<a href="#">PAD05-258 Bell Pointe II</a>
	<a href="#">PAD05-092 Buena Vista Ranch</a>
	<a href="#">PAD05-175 Burke</a>
	<a href="#">PAD07-208 Cactus Commerce Center</a>
	<a href="#">PAD97-006 Canyon Ridge West</a>

# LANDSCAPING ISSUES

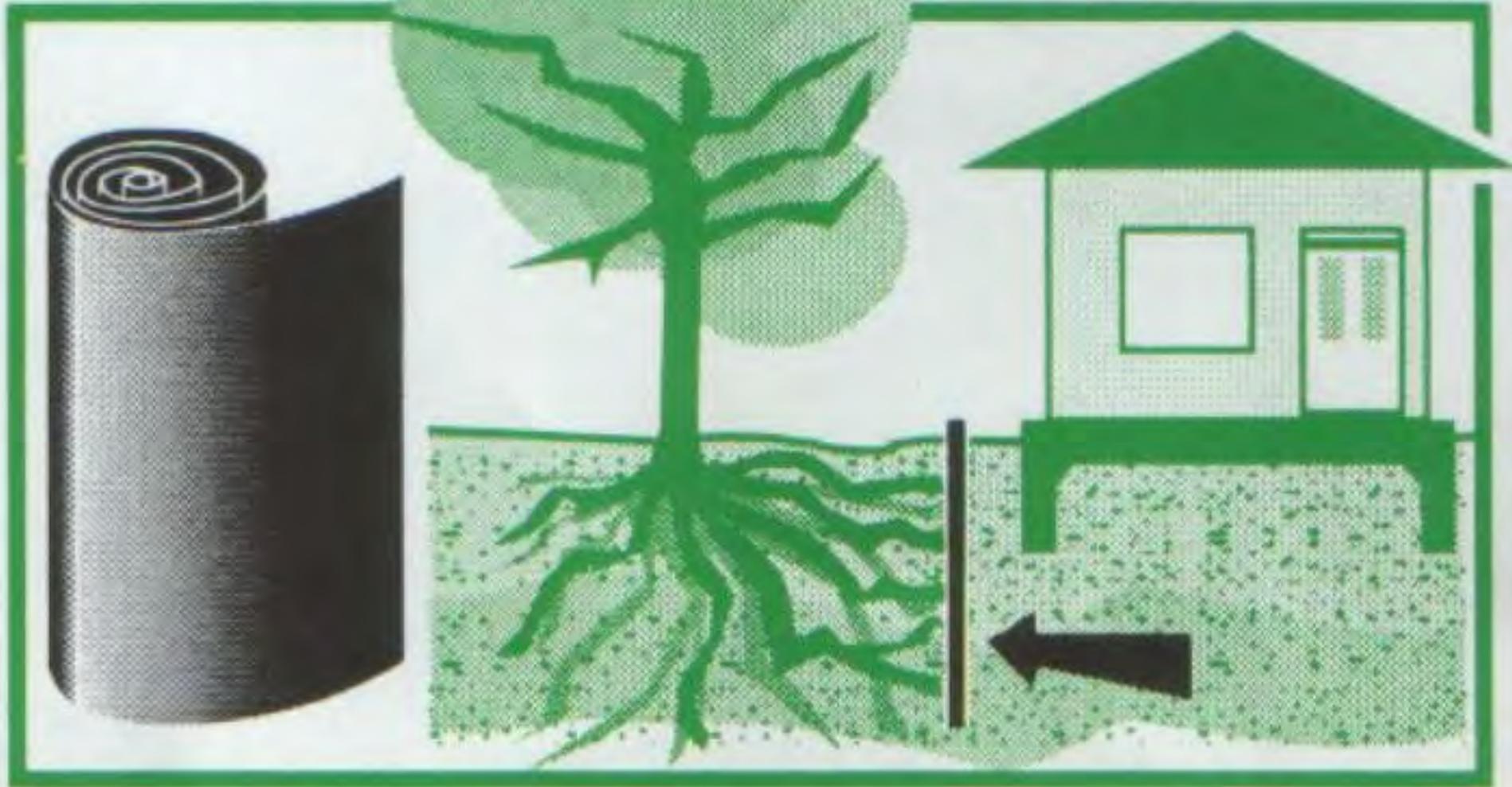


# LANDSCAPING ISSUES



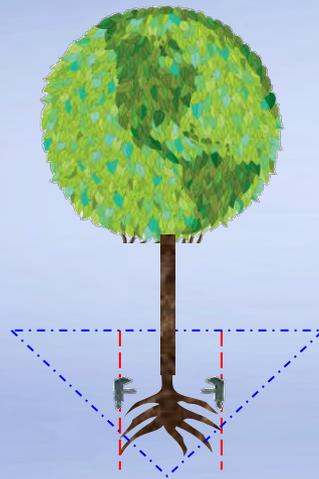
# LANDSCAPING ISSUES

## *Barrier for tree roots*

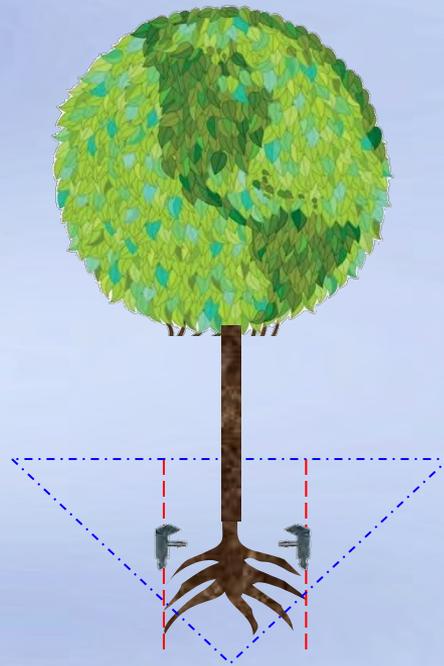


## Growth Stages

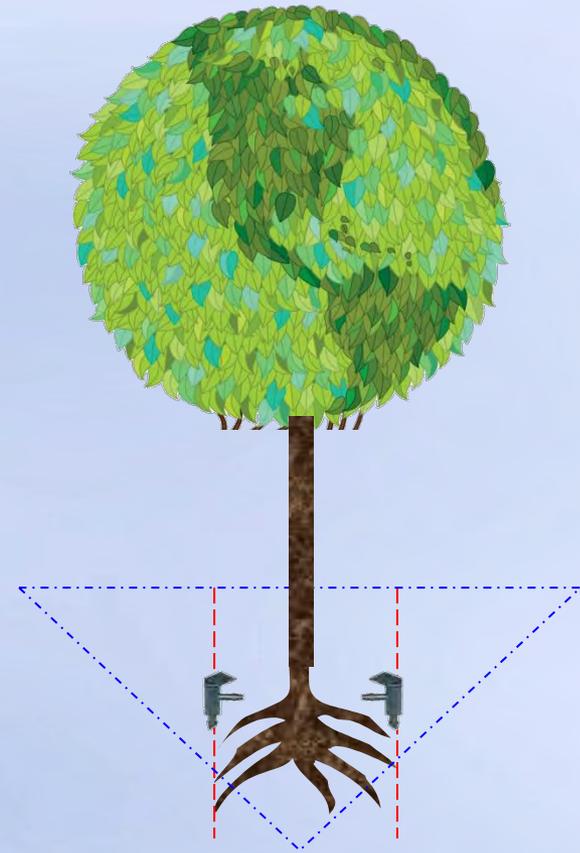
### Typical Emitter Placement



Initial



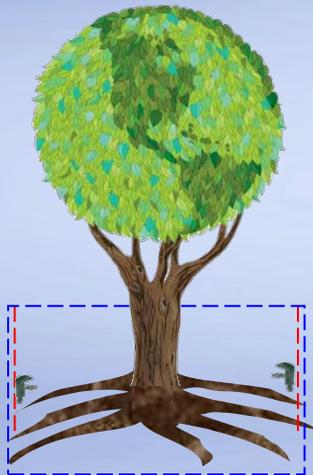
Year 1



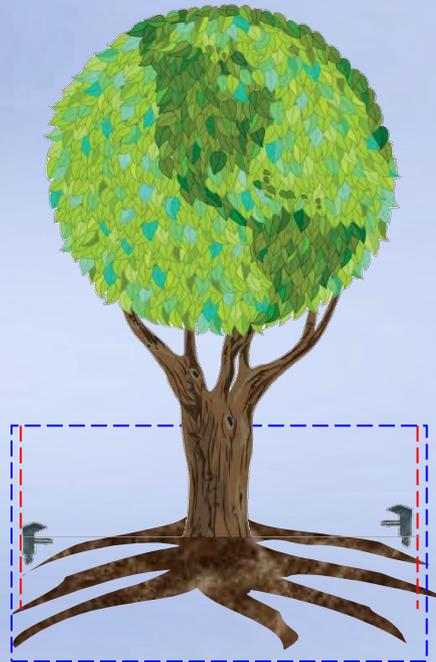
Year 2

## Growth Stages

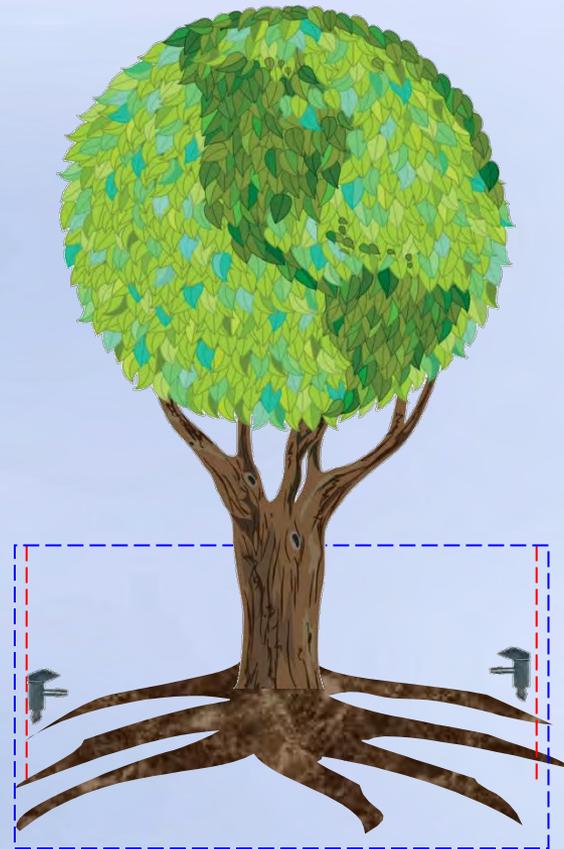
### Proper Emitter Placement



Initial

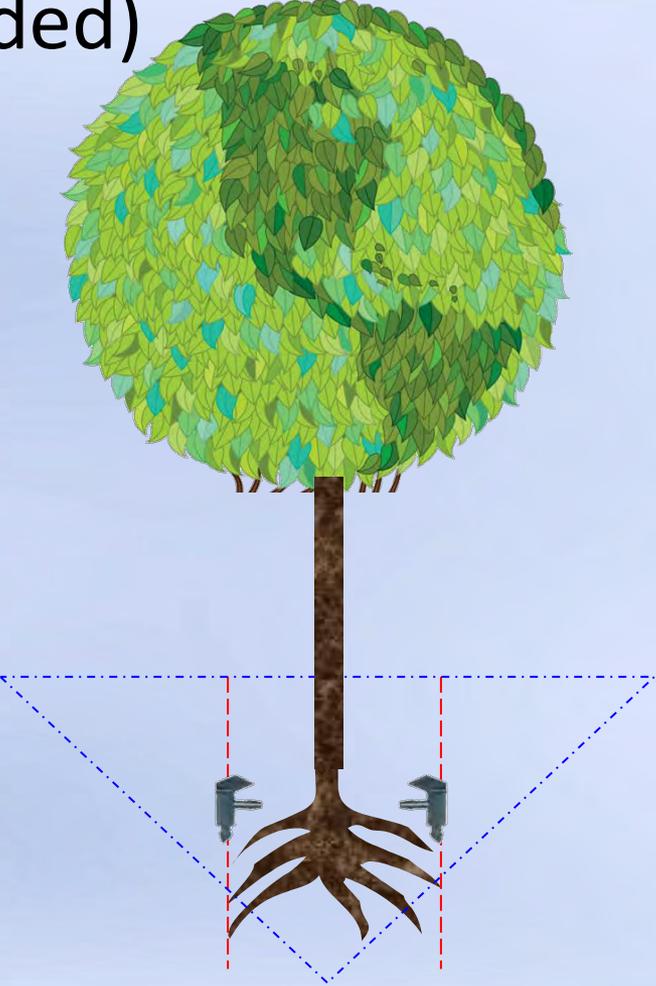
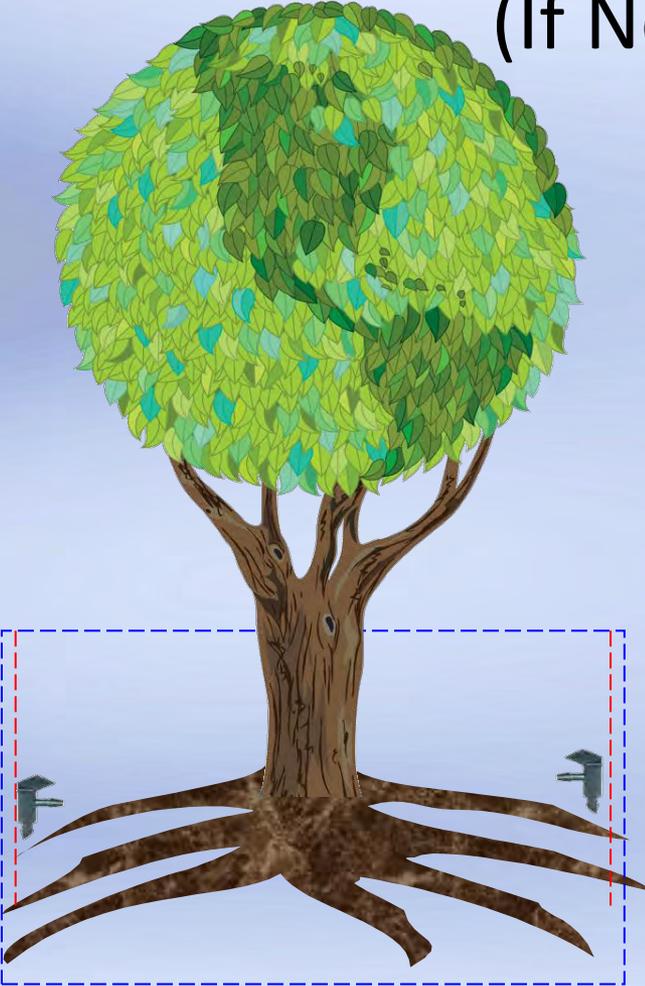


Year 1



Year 2

## Full Growth Emitter Placement Comparison (If Needed)

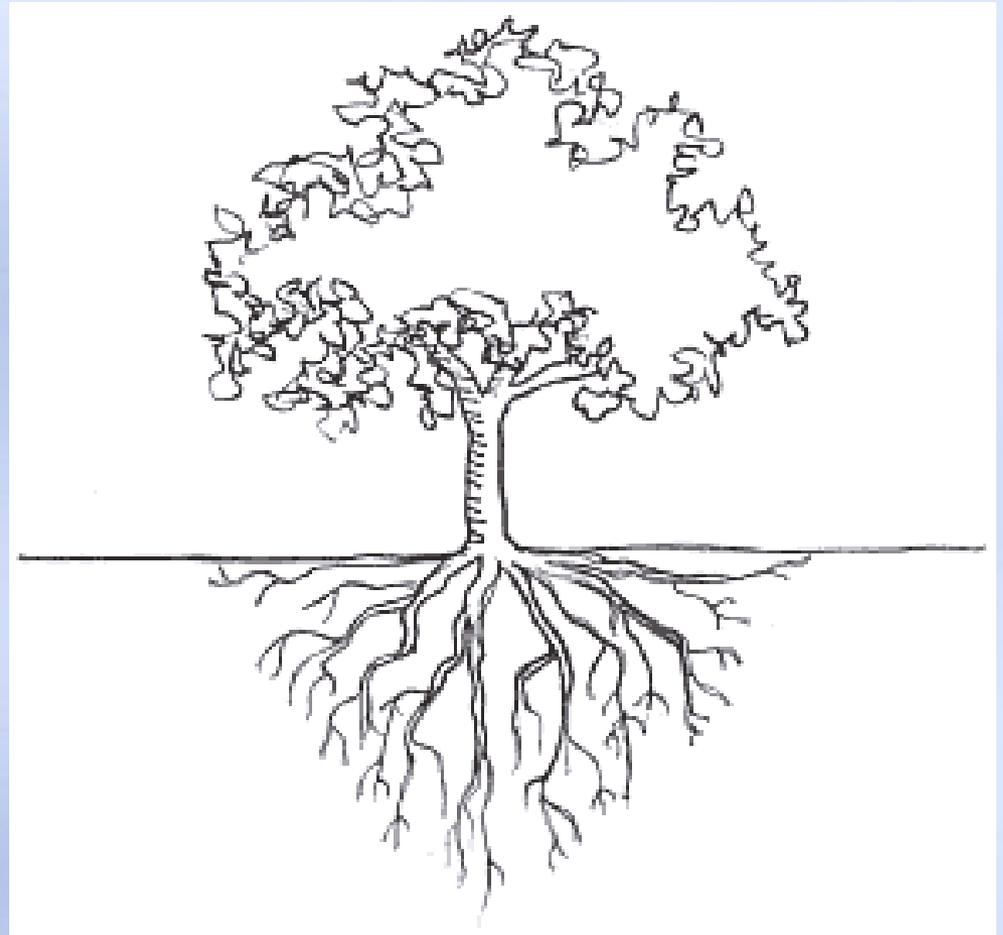


## Grass

- Know:
  - when
  - how often
  - how much
  - Emitter Type
  - To Water at daybreak



- **Right Tree in the Right Place**
  - **Roots**
  - **Rate of Growth**
  - **Litter**
  - **Other Characteristics**



## Street Trees



## Street Trees

Acacia Salicina	(Willow Acacia)
Acacia Stenophylla	(Shoestring Acacia)
Acacia Willardiana	(Palo Blanco)
Callistemon Rigidus	(Bottlebrush)
Quercus Virginiana	(Southern Live Oak)
Sophora Secundiflora	(Texas Mountain Laurel)
Chilopsis Linearis	(Desert Willow)
Olea Europaea	(Swan Hill Olive)
Fraxinus Greggii	(Little Leaf Ash)



# LANDSCAPE ISSUES



# LANDSCAPE ISSUES



## Maintenance



# LANDSCAPE ISSUES



# LANDSCAPE ISSUES



# LANDSCAPING ISSUES



Figure 32 – ‘Desert Carpet’ Acacia mass planting trimmed individually. Unfortunately, this landscape maintenance practice has become the “norm”, rather than the “exception”.



Figure 33 – ‘Desert Carpet’ Acacia maintained as a mass planting per the landscape architects design intent.



Figure 34 – Prostrate Rosemary mass planting trimmed individually. This landscape maintenance practice is not recommended.



Figure 35 – Prostrate Rosemary maintained as a mass planting per the landscape architects design intent.

# LANDSCAPING ISSUES



## *Bougainvillea Natural Character*

A native of Brazil, Bougainvillea is one of the most beautiful and most desired plants in the southwest. When in bloom, this shrub has few rivals (See photo 'a'). Growing to a height of 8-15 ft. and an equal spread, Bougainvillea is a drought-tolerant plant that actually blooms heavier when it receives less water, once established. Bougainvillea's foliage is susceptible to frost damage between 30 and 25 F.



## *Bougainvillea Leaf & Flower Color*

Bougainvillea produces spectacular bright red color almost continuously in frost-free areas. This color is not from a blossom but actually three bracts that surround the inconspicuous white flower at the center. The dark green leaves provide a perfect compliment to the brilliant red bracts.



## *Maintenance Requirements*

Trim Bush Bougainvillea back to 12" inches in height March 1<sup>st</sup> each year if this plant outgrows its intended space over the course of one growing season (see photo 'c'). Otherwise, selectively prune just the frost damage off the branch tips as needed in the spring. Delay this process if possible until you see new growth emerge below the frozen branches.

# OPTIONS AND PROCESSES



- Turf Removal
  - Submit Request to Development Services
  - Main Concerns are Stormwater Control and Landscape Continuity



# OPTIONS AND PROCESSES



- Replacing Trees in the Rights-of-Way
  - Contact Planning 623-222-3011
  - Planning Coordinates with Public Works



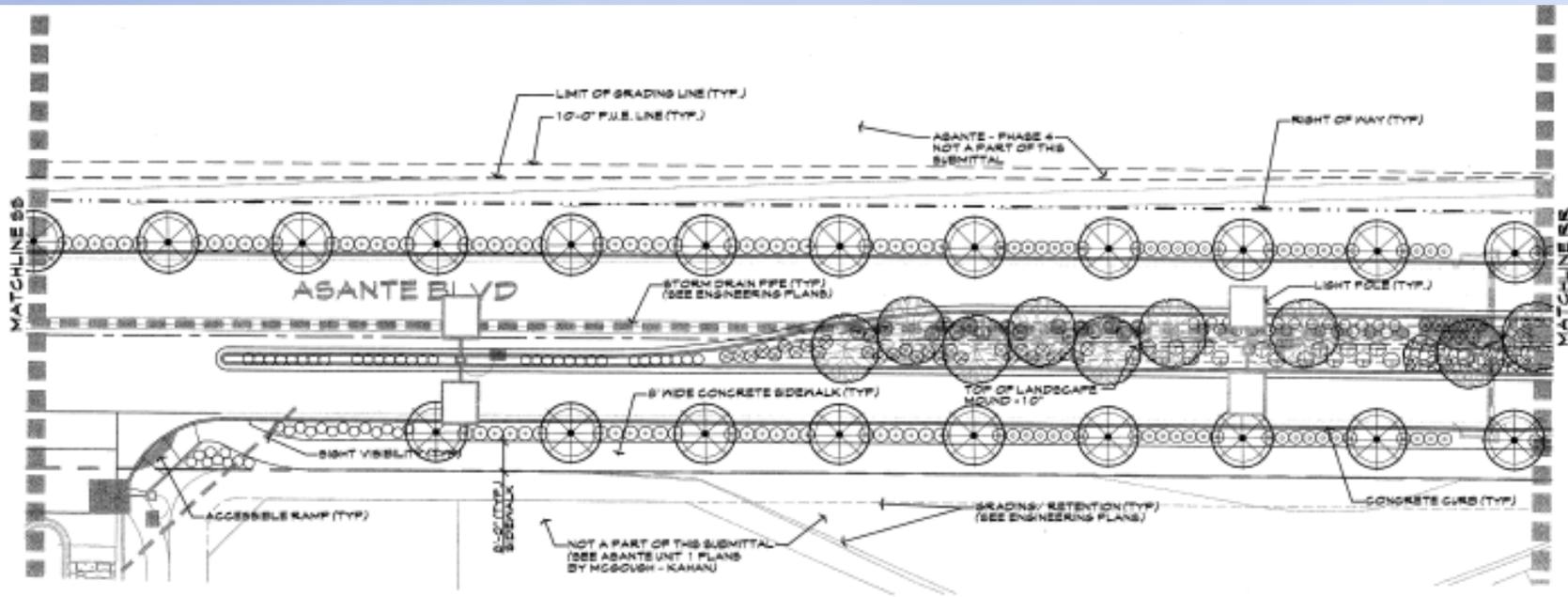
# OPTIONS AND PROCESSES

- Regular Maintenance



# OPTIONS AND PROCESSES

- Redesign
  - Contact Development Services for a Site Plan Amendment.



# OPTIONS AND PROCESSES



- Enhancements
  - Contact Development Services for a Minor Site Plan Amendment.



# RESOURCES



<http://cals.arizona.edu/maricopa/garden/html/general/hort.htm>

### Monthly Gardening Guide

Events

Publications

Plants

Master Gardener Info

Garden Clubs

Training & Jobs

Community Gardens

Funding

Weather

Recommended Reading

Links

Index

Ask a Question

Search

## Upcoming Events

### Upcoming Master Gardener Training Classes

**Summer 2014 This class is full!**

[Waiting list info.](#)

July 15 - November 4, 2014 (Tuesdays)

6:00 p.m. - 9:00 p.m.

Maricopa County Cooperative Extension

4341 E. Broadway Rd.

Phoenix, AZ 85040 [Class Info](#)

[View Map](#)

### Spring 2015 Master Gardener Training Class

We are finalizing the

dates for the class to be held at Surprise

City Hall beginning in mid-January

More information (and downloadable

application) available soon.

### Fall Festival and Plant Sale

Don't miss the Master Gardener's annual plant sale!

October 25, 2014

Metro Tech High School

1900 W. Thomas Rd., Phoenix, AZ

85015. More information coming soon.

View [May](#) or [June](#) Gardening Events

## Looking for FREE gardening publications?

- Science-based research from the University of Arizona
- Info is specifically for the Low-Desert
- A wide variety of gardening topics
- Did we mention that they are free?
- [Download now!](#)

## Do you have a question about Gardening?

- **Call our Gardening Hotline (602) 827-8201**
- **Ask a [Master Gardener](#)**, at one of our three locations in Maricopa County
  - *In Phoenix:*  
Maricopa County Cooperative Extension  
4341 E. Broadway Road  
Phoenix, AZ 85040  
(602) 827-8201  
8:00 a.m. - 5:00 p.m.  
Monday through Friday  
[View Map](#)
  - *In the West Valley:*  
13815 Camino del Sol  
Sun City West, AZ 85375  
(623) 546-1672  
9:00 a.m. - 12:00 p.m.  
Monday through Friday

# RESOURCES



[http://www.amwua.org/landscape\\_plants\\_online.html](http://www.amwua.org/landscape_plants_online.html)

# RESOURCES



ARIZONA MUNICIPAL WATER USERS ASSOCIATION



[HOME](#) [CONTACT / DIRECTIONS](#)

[ABOUT US](#) [OUR MEMBERS](#) [PUBLIC MEETINGS](#) [ADVOCACY](#) [CONSERVATION](#)

**From** the bold, armored leaves of the agaves to the delicate foliage of the fragrant-flowered acacias, landscape plants greatly enhance our urban landscapes in the Arizona desert. In our region of the Sonoran Desert, hundreds of low-water-use plants are available that vary in color, texture, form, and function. The purpose of this booklet is to help you select from the best of these plants to create an attractive, water efficient landscape.

To find the perfect plant:  
Browse through [PLANT CATEGORIES](#) (at top),  
Enter a specific plant in the [PLANT SEARCH](#) box (at top under Plant Categories)  
Find plant combinations by doing an [ADVANCED SEARCH](#).

[ADVANCED SEARCH](#) >>

[SELECTION TIPS](#) >>

[ABOUT THIS SITE](#) >>

[WATER CONSERVATION](#) >>



[ABOUT US](#) [OUR MEMBERS](#) [PUBLIC MEETINGS](#) [ADVOCACY](#) [CONSERVATION](#)

[HOME](#) [CONTACT / DIRECTIONS](#)

# RESOURCES



[www.HOATalk.com](http://www.HOATalk.com)

# RESOURCES



**HOATalk.com**  
30,000 community association leaders meeting & sharing ideas.

Wednes Logout

[Home](#) **HOA Discussions** [Service Directory](#) [News](#) [My Account](#) [Help](#)

Quick Links: Home

### Last 10 New Topics

Lawyers as "Legal Experts" by RichardP13  
In a previous post someone wrote, So yes always do more research before taking your MCs advice. They...

HOA owned property by CathyC6  
I am new to the HOA. We live in a mobile home rental community. Our HOA consists of @ 1/3 of our res...

Liens filed by Lawyers vs. HOA Board by StephanieH5  
I was told by our new management company that if I file a lien for late dues, the lien will only las...

New HOA run by developer & broker by GaryS13  
We purchased our house in Apison Tn less than a year ago. It is a brand new development with a ...

Steering Committee vs. hoa board by TinaS9  
So can anybody give me a bit of insight on this one. What happens when a board ceases and a "sterin...

Are ADRs required to be confidential? by RobertR13  
We have a homeowner who has filed an ADR (without going through IDR first) because the board is not ...

Confused by Maryland HOA by JayN  
We had our house built and moved into a community in 2006. We were told that the community had an as...

Directors not living in community by MarkR14  
Do any of you have instances

**Welcome to HOATalk.com!**

[View Discussion Forum](#)

(Click the button above to view member discussions.)

[View All News...](#)

### HOA Daily News (Last 8 Headlines)

**Florida condo owners could be forced to sell. Find out why**  
6/10/2014 6:46:30 PM

**Hole in river wall exposed Plaza Towers to flood waters, lawsuit claims (MI)**  
6/10/2014 6:39:49 PM

**Good Luck Getting a Mortgage on a Condo. Here's What You Need to Know**  
6/10/2014 2:49:56 PM

**Broken water main at Summit condo (NJ) sends water down the neighbor's drain**  
6/10/2014 2:47:34 PM

**Chickens back on James City (VA) supes' menu**  
6/10/2014 6:20:23 AM

**Condo owners say HOA refuses to address flooding issues (CO)**  
6/10/2014 6:15:15 AM

**Zoning dispute pits Hillside (AK) residents against operator of home for elderly, disabled**  
6/10/2014 5:29:55 AM

**Our Sponsors:**  
[\(Become a Sponsor\)](#)  
HOATalk is viewed over 200,000 times/monthly!

**Cuellar Realty Service**  
(Arizona Community Management)  
Offering customized community management services to Arizona HOAs & Condos for over 25 years. We are one of the largest community management companies in AZ. [Learn More...](#)

**HOA Websites by Community123.com**  
(National Community Website Provider)  
We built HOATalk and we'll build your community website for free! [Click here for information on a free trial website.](#)

**Community Associations Network** (National HOA Reference Library)  
News, articles and blogs about condos/HOA's

# RESOURCES



HOATalk is a free service of **Community123.com**  
Community Web Sites with email announcements, online suggestion box, surveys, document libraries and more...

**HOATalk Free Offer:** Get your association an **Interactive Community Website** 2 month free trial!  
[Click Here to learn more...](#)



[Home](#) [HOA Discussions](#) [Service Directory](#) [News](#) [My Account](#) [Help](#)

Wednesday, June 11, 2014

### Our Sponsors:

(Advertising Information: HOATalk is viewed 200,000 - 300,000 times/month)

#### Cuellar Realty Service

(Arizona Community Management)

Offering customized community management services to Arizona HOAs & Condos for over 25 years. We are one of the largest community management companies in AZ. [Learn More...](#)

#### HOA Websites by Community123.com

(National Community Website Provider)

We built HOATalk and we'll build your community website for free! [Click here for information on a free trial website.](#)

#### Community Associations Network

(National HOA Reference Library)

News, articles and blogs about condos/HOA's

Welcome to HOATalk.com! *"A positive place for community association leaders to share ideas and learn."*  
A forum for Community Association Boards & Other Volunteers to discuss topics concerning their association duties.

Our Posting Rules



[<= Go to List of Discussion Topics](#)



(Key: Unread Message All messages were read.)

[Forums](#) [My Profile](#)

[Add New Topic](#)

Page 1 of 255 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | > >>

TOPICS	Started By	Replies	Views	Last Post
ARTICLE: HOA Web Sites	admin	0	16569	02/24/2006 2:24 AM
Liens filed by Lawyers vs. HOA Board	StephanieH5	6	43	by TimB4 06/11/2014 5:17 PM
Lawyers as "Legal Experts"	RichardP13	1	26	by PitA1 06/11/2014 4:42 PM
how to file a complaint about HOA in Florida	JimS31	9	189	by RwT 06/11/2014 4:34 PM
HOA owned property	CathyC6	3	26	by DouglasK1 06/11/2014 4:03 PM
Amenity Free HOA	JohnC46	46	462	by SallyR3 06/11/2014 3:15 PM
Lien vs Foreclosure	ToriaM	33	284	by SheliaH 06/11/2014 2:48 PM
California-Director Qualifications Via Rule Change	RichardP13	5	110	by BruceF1 06/11/2014 1:29 PM
garage spaces	BonnieG1	38	236	by PitA1 06/11/2014 3:18 AM
New HOA run by developer & broker	GaryS13	5	63	by CarolR11 06/11/2014 1:14 AM
Confused by Maryland HOA	JayN	3	88	by SteveM9 06/11/2014 12:02 AM
Fireworks	StephanieH5	21	235	by CarolR11 06/10/2014 7:03 PM
Condo Unattached Carports	AlexM1	6	90	by SheliaH 06/10/2014 4:31 PM

# RESOURCES



[www.surpriseaz.gov](http://www.surpriseaz.gov)

## **Hobart Wingard**

Planner II

Community & Economic Development

623.222.3156

623.222.3000

Fax: 623.222.3001

[hobart.wingard@surpriseaz.gov](mailto:hobart.wingard@surpriseaz.gov)

16000 N. Civic Center Plaza  
Surprise, AZ 85374-7470

## Questions or Comments?

