

BOARD POLICIES

West Meadows Estates
Homeowners Association Inc.

Landscape Installation \ Maintenance

Policy 402

Effective: September 11, 2018

By: 

Mike Eastlund, Board President

1. PURPOSE

Clarify the definitions and requirements of the CC&R's for landscape design and maintenance.

2. PERSONS AFFECTED

Owners, residents, employees and Board members of West Meadows Estates Homeowners Association.

3. REFERENCES

Plan Review Policy 405

Fee and Fine Policy 102

CC&R Standards Committee Policy 201

4. DEFINITIONS

4.1. Landscape Plan: A plan that shows the location of fences, hedges, retaining wall, water features and ACC controlled trees and shrubs planted on a lot.

4.2. Plants and Weeds Considered Noxious by the WMEHOA: The weeds listed in appendices "A" of this document.

4.3. Street Tree: Trees planted in the City right-of-way between the property line and the curb.

4.4. Legacy Tree: Any tree exceeding ten (10) inches in diameter in existence before the platting of the subdivision.

5. POLICY

5.1. A landscape plan must be submitted for ACC approval for the following:

5.1.1. New or changes to existing retaining walls and or fences

5.1.2. Water features visible from the street

5.1.3. When a trees and/or shrubs that can exceed ten feet in height are to be placed less than ten feet from a side or back property line.

5.1.4. Landscape lighting, other than holiday lighting, must be approved before installation

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- 5.2. All required landscape improvements must be completed six months after occupancy or six months after initiation of approved landscape projects.
- 5.3. Landscape design, installation and maintenance requirements include all areas between the property line and a public street on all sides of a lot.
- 5.4. The ACC shall not allow any tree or shrub to be maintained or planted that will present a hazard to any person or property.
- 5.5. Roof height at the ridgeline shall be considered to be thirty five (35) feet for tree height limitation.
- 5.6. Tree height limitation only applies to trees planted after the platting of the subdivision and non-street trees planted within ten (10) feet of a side or back property line not facing a street.
 - 5.6.1. Applicable tree height restrictions will only be enforced when a property owner of the immediate adjacent property files a written complaint with the Board.
- 5.7. Anytime the ACC requires the professional opinion of an arborist, the cost of the consultation will be the responsibility of the property owner.
- 5.8. Tree branches extending over a sidewalk must have a minimum of eight (8) foot clearance to the sidewalk.
- 5.9. Privacy hedges planted parallel to the wall on Doaks Ferry Road can be allowed to grow eight feet in height along the wall on Doaks Ferry Rd. NW.
- 5.10. Lawn grass planted as part of a landscape design shall not be allowed to exceed six (6) inches in height.
- 5.11. Plant beds that are part of a landscape design shall have provisions (possibly bark) to prevent the growth of weeds or noxious plants in the beds.
- 5.12. One or more weeds per two square feet in a plant bed, or weeds exceeding eight (8) inches in height in a plant bed or non-landscaped back or side yard is considered a violation of this policy.

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5.13. Weeds, noxious plants, or unsightly vegetation may not exceed ten (10) inches in height on vacant lots next to developed properties.

5.13.1. Anytime a violation on a vacant lot is not corrected within the specified time, a complaint shall be lodged with the City of Salem code compliance division.

5.14. Required landscaping must be properly irrigated and fertilized to ensure the plantings are in a healthy condition and in harmony with the surrounding landscaping.

5.14.1. The Board may grant waivers to the irrigation requirement in times of city water restrictions or in other special circumstances.

5.15. Holiday decorations must be removed no later than thirty (30) days after the holiday.

5.16. Removal of a tree in excess of 10 feet in height, or a legacy tree in excess of 10 inches in diameter, without ACC approval is subject to a fine as defined in Appendix "A", fee and fine Policy 102.

6. RESPONSIBILITIES

6.1. The ACC chairperson (designee) shall review/approve landscape design plans per policy.

6.2. It is the responsibility of all residents and property owners to follow the rules of this policy and maintain their lots for a neat, well-groomed appearance.

6.3. It is the responsibility of all Board members to enforce this policy following the guidelines established in the CC&R Standards Committee Policy 201.

7. PROCEDURES

7.1. Anytime a member of the ACC has a doubt whether a tree or shrub presents a hazard to people or property they are authorized to seek professional opinion of an arborist.

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7.2. A person requesting landscape plan review can hand deliver plans to a Board or ACC member or by US. Mail.

7.3. Results of ACC review/approval shall be mailed to the address of record and all materials used in the process placed in the property file.

8. APPENDIX: Plants and Weeds Considered Noxious by the WMEHOA



Annual Bluegrass



Crabgrass

Related: Crowfoot Grass, Finger Grass, Pigeon Grass, Polish Millet



Dandelion

Related: Blowball, Lionstooth, Cankerwort, Doon-head-clock



Knotweed

Related: Knotgrass, Doorweed, Matgrass, Yardweed

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Wild Onion

Related: Field Garlic, Wild Garlic, Scallion, Crow Garlic



Dalmatian Toadflax



Gorse



Knapweed



Leafy Spurge

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Tansy ragwort



Thistles



Broom

Related: French, Portuguese, Scotch, Spanish



Common and Giant Horsetail