

MEADOWS-FERNDALE HOMEOWNERS' ASSOCIATION
Board Policy Resolution 2023-01
Approved and Adopted March 7, 2023

SUBJECT: CARE AND MAINTENANCE OF COMMUNITY PLANTING STRIPS

WHEREAS the planting strips* in the Meadows-Ferndale HOA community have suffered and deteriorated significantly over the past several years due mainly to lack of irrigation and drought-resistant grass.

AND WHEREAS improving the condition of the planting strips has become a major issue and goal for owners and for the HOA Board of Directors.

AND WHEREAS responsibility for renovating and maintaining the planting strips has been determined* by legal counsel to reside with the HOA rather than with lot owners.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Board of Directors accepts sole responsibility for the renovation and continuing maintenance of the planting strips.
2. The Board will proceed with a planting strip renovation and maintenance plan that includes, in general terms, the following actions:
 - a. Scalp existing grass.
 - b. Remove weeds, overgrown grass, remaining tree stakes.
 - c. Aerate existing planting strips.
 - d. Define tree square borders with shovel or comparable tool.
 - e. Add mulch to tree squares.
 - f. Add topsoil to bare spots.
 - g. Overseed with heat-, drought-, and damage-resistant grass seed, such as PT 767 Dog Park Eco-Lawn Mix with Microclover®.
 - h. Replace or care for planting strip trees as needed. If replacement is necessary, ensure that the replacements are of a species that is robust and visually compatible with existing planting strips trees.
 - i. Ensure that follow-on maintenance is provided when needed to ensure that the planting strips continue to be attractive and functional. Such continuing maintenance tasks will be performed by a maintenance contractor chosen by the Board and will include:
 - (1) Mowing and trimming.
 - (2) Irrigation.
 - (3) Control and prevention of
 - (a) Pests such as webworms and wasps.
 - (b) Invasive species of grasses, weeds, and fungi.
 - (4) Fertilizing and overseeding.
 - (5) Mulch replacement.

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- j. If herbicides or pesticides are required, ensure that they meet or exceed industry standards for environmental safety, are endorsed by the Architectural Review Committee (ARC), and approved by the Board of Directors.
3. If a Lot owner wants his/her strip(s) to deviate from the plan, an ARC request and Board approval is required. If approved, the deviation will be allowed, but the HOA will continue thereafter to exercise its authority to maintain ALL strips while maintaining the differential owner-desired aspects to the extent feasible both technically and financially.
4. The execution of this plan will start in the spring of 2023 after the threat of a hard freeze has declined to an acceptable level.

Signed and attested this 7th day of March 2023:

Signed:



Charles A. Millard
President, MFHOA

Attested:



Winston McBride
Secretary, MFHOA

* REFERENCES:

1. Ferndale Municipal Code Section 12.16.080. Planting Strip: "That portion of the right-of-way between the outside of the curb and the inside of the sidewalk." Planting strips are customarily planted with grass and small decorative trees.
2. Thulin Law Gmail 230301.0958 Re Planting Strips. "The area between the road and the sidewalk is the Association's responsibility."

