

2020 Annual Landscape Update:

Weather Impacts:

- The 2019 “Monsoon Season” was one of the driest on record. The Tucson metro area was just over an inch short of the “normal” amount of rainfall for the 108 day-period. Fortunately, we had several storms in the Fall and mid-winter which helped compensate for the deficit.
- But we also had a cooler winter and through early March, many of the plants and trees are still dormant. We will need consistent nighttime temperatures above 50 degrees, for the plants and trees to transition and to bloom and grow. Owners should be mindful of this when they see plants that appear to be dead. Just give them some time and warmer weather.
- As most owners are aware, we completed two more design areas in 2019. For the most part, the plants in all previous upgraded areas have done well, given the seasonal issues mentioned above. We are encouraged that the 2019 planting is looking good given that we upgraded the two areas toward the end of the “Monsoon Season”. We are continually monitoring most plants and trees; and we have the weekly landscape crew reporting any concerns.
- An important note: When we plant new plants in a design area, they come with a warranty. So far, we have had to replace about six plants, since 2018; and the replacements are handling the climate issues well. This is why it is so important to embrace “dry climate” landscape philosophies of the Southwest.
- We are addressing any problem plants on a case by case basis. Owners are reminded that they can use the landscape request form, on the website to report, any problem plants or share concerns with us.
- Unfortunately, the weeds are thriving, and we have been spraying for about 4 weeks. If you are on property, expect to see the weekly landscape crew spraying for at least a few more weeks.
- If you are an owner, who has spent time on the property, you have probably noticed a large infestation of crane flies. This is due to some heavy rains in November. They resemble large mosquitos but are not related and largely benign. Just a nuisance for everyone. Expect them to largely disappear throughout April.

Property Rejuvenation:

- With the two design areas completed in 2019, we have completed four design areas. We have six areas remaining and three will be completed in 2020. With the completion of the three areas in 2020, about 75% of the property will be rejuvenated/upgraded.
- Work has begun on the three areas for 2020, to include removal of five trees. We have reviewed the design plan, made some changes in plant placements and targeted approximately 24 plants for removal in these areas. Work may begin in late Spring/early Summer, to offset any potential monsoon issues, like experienced in 2019.

- Owners should expect to see some gravel replacement this year. We have budgeted for gravel and will focus primarily on the areas that are significantly devoid of gravel, due either to design area work or water run off issues. Gravel replacement will be an on-going program.

Landscape Forum:

- In February, and at the request of the HOA Board, I held a landscape forum for owners. I briefly reviewed the Property Rejuvenation Program (concept area upgrades) for 2020. I discussed some landscape concerns we are seeing with the loss of gravel and water movements, particularly behind buildings 1 through 3.
- I also reviewed some health and safety issues that I have discussed with the Board and the ARC Committee Chair, specifically with some of the remaining trees. We continue to see the impact of the Palo Verde Beetle, some problems with the Mesquites and their improper planting, and some additional diseases. Of the five trees removed this year, two were removed for these reasons. We are watching several trees and the adjacent sidewalks, closely, for continued heaving of the concrete. Our primary focus will be to correct the sidewalks and avoid any significant reduction or removal of a healthy tree.
- As a final topic at the Forum, we discussed the area on our western boundary (area 9) with the old golf course property. There has been considerable information, proposals and discussion of the future use of the golf course property; and it is important to continue the dialogue about the impact to the Association of any future proposals.
- I will continue to review the area 9 concept design, with the Board, Property Manager and the ARC Committee. Depending on the proposal, some design response will have landscape changes and upgrades, but our final approach in this area may be a combination of landscape changes and terrain changes, which might involve improvements to the bank and may include rock and gravel adds to bolster our property line and put a clear open zone between us and the area associated with the cart paths and the 17th fairway.