

PLTC LANDSCAPE COMMITTEE HISTORY

Oct 2007 - A new landscape design plan was presented to the entire community at a special meeting.

- ⊗ Plans included planting low maintenance type of plants to reduce monthly landscape costs and reworking of the entire irrigation system. Moving the sprinkler heads away from building areas and installing appropriate sprinkler heads to focus on water conservation (drip system irrigation was not appropriate for our complex and would have high sustainable maintenance costs).
- ⊗ Committee members visited another complex, where WestStar had already completed a landscape project.
- ⊗ Committee members visited Cuyamaca College to learn more about water tolerant plants.
- ⊗ Landscape project was postponed until after termite tenting project and funding availability.

Jan-Dec 2008 – Termite tenting project completed.

- ⊗ WestStar requested a grant from the city and installed weather stations around the complex.
- ⊗ Completed the first successful landscape project, using water tolerant plants. Planting one gallon sized plants, due to budget constraints. Started mulching plan for water conservation.
- ⊗ Committee presented a priority list for buildings that had the most damage from the tenting and necessary tree removals.
- ⊗ Rearranged plants inside of 3-story building atriums.
- ⊗ Started a tree maintenance program with a new Arborist to keep our trees healthy who also provides free replacement trees to plant in more appropriate areas.
 - ◆ Arborist began annual power point presentations to the community for tree removal plans. Focused on declining trees (are they unsafe and will they fall), and structure damage because sidewalks, parking garage, and balconies all showed signs of significant damage.

Jan-Dec 2009 - Landscape plan was approved using the monthly committee budget.

- ⊗ Completed five small landscape project area's
- ⊗ Began Juniper removal project after receiving numerous complaints regarding the declining Junipers around the complex. Attempted to first clean/power wash all debris, which was not very successful. An assessment from the Arborist and Landscape companies were done and it was suggested by both companies to remove the declining Junipers. Once removals started it was discovered that they were infested with rats and showed significant signs of decay. It was agreed to gradually remove the outside pool Junipers and to replace with Texas privets.

Jan-Dec 2010 – Monthly landscape committee budget was increased to complete additional projects.

- ⊗ Coordinated with Quieter Home Program to use WestStar for landscaping projects around HVAC units to reduce PLTC project landscape costs. QHP paid for all landscaping rework around HVAC units.
- ⊗ Completed 10 small landscape project area's

Jan- Dec 2011 - Monthly landscape committee budget was decreased.

- ⊗ Completed five small landscape project area's

Jan-Dec 2012 – Monthly landscape committee budget was increased.

- ⊗ Completed 10 small project area's

Jan-Dec 2013 – Completed 10 small project area's

Jan-Dec 2014 – Completed four entire building projects vice piecemealing.

Jan-Dec 2015 – Finish remaining eight projects