

- Adopted at the April 2017 OHHA Board Meeting

Next Steps:

1. Prep soil and sites over the summer for fall tree planting
2. Organize volunteer projects for trimming/thinning and invasive removals
3. Fresh mulch in all areas this spring, coordinate with Rec Center landscaping
4. Professional large tree removals during summer for equipment access
5. Fall bare root planting - spread over ~5 years (8/year @ \$150 = \$1200/yr)
6. Review/update plan semiannually Aug+Feb - monitor progress, adjust course

Replacement of green space flowering plum trees:

1. In main green space, Thundercloud flowering plums (pink bloom) and Kousa Dogwood (upright/tree form, pink bloom), pattern TBD
2. Northumbria/Forestel pathway and W of OH School: replace lost plums with Thundercloud to recover sequence and pattern
3. Remove hazardous plums (failing at the graft union - root rot, etc.)
4. Add big leaf maple near north end of east-most soccer field

Green Space Tree Planting Guidelines:

- a. 10' minimum to sidewalk - avoid overhanging branches, root lifting, fruit drop
- b. 18' minimum between trees, or between trees and obstacles (fence, bench, post, etc.). If <18', remove turf and mulch to aid mowing (next mower will be 16')
- c. Add 2 yds soil at each new tree site, work into top layer to create 12" high, 10' wide self-draining mound for better long-term tree health
- d. Consider adjacent homeowner planting preferences for shade, privacy, views...
- e. No edible fruit trees planted in common areas - consider community garden?
- f. Minimum 6' diameter mulch zone around trees - avoid mowing over root zone.

"One Foot Rule"

Homeowners with green space frontage are responsible for providing a clean mowing edge along turf - string trim, spray, mulch, etc. to provide >1' - including outside of solid fencing. If a mowing edge is not maintained, Maintenance to spray to create one.

Green Space Fences

Homeowners with common area frontage (including access pathways) to verify legal boundaries before adding, replacing, or modifying fences or other landscaping, including hardscape and hedges (and include in ARB policies). Expectation is to revert to legal plat boundaries during next replacement/repair, including sidewalk work.

### Green space benches

- a. 4 salvaged benches installed in concrete pads last summer (Anna Barrett)
- b. 4 more salvaged benches available for placement (Scout projects, etc.)
- c. 8 existing benches set in "dirt" - organize effort to re-set with pads (\$200/bench)
- d. Memorial bench east of tennis courts needs power wash/seal, or renovation

### Rubbish Cans

- a. add concrete pads under cans: BPA (north, south), near Northumbria
- b. Current cans, with pads: BPA center, main green space, tennis court
- c. New cans: along 153rd, along pathway near Bethany entrance
- d. Consider Dog Waste Stations to replace "birdhouse" bag dispensers  
~\$200 each; bags 3 cents ea, but homeowners should carry their own bags  
Opportunity to add "Property of OHHA" signs on top

Sidewalk Replacement: propose 60" width (most currently 48"). See separate tally of sidewalk segments (total > 15k') with replacement priorities for reserve study.

### Baseball, Soccer, Tennis

- a. Sport Field Irrigation - installation completed Feb 2017
- b. run irrigation valve control lines to Pool Mechanical, also Rec Center landscape
- c. Tennis court electric power feed and breaker box needs overhaul or replacement
- d. Tennis court lighting upgrades - part of Rec Center project

### Turf broadleaf control

- a. Sports fields treated annually in spring (General Tree) - continue
- b. Extend treatment area from 153rd to BPA for 2017 season, evaluate in August

### Entrance at 153rd/Cornell:

- a. Entry sign repair/replacement - not within strategic landscape plan scope
- b. Re-stake cedars on west side, pushed over by snow (done)  
- Several yellowing - soggy roots - create raised berm if/when replacing
- c. Informally maintain adjacent Washington County frontage west along Cornell -  
remove and spray weeds, blackberries, litter removal (to electrical box)
- d. Traffic Island: stop injection treatment of birch trees, remove ivy
- e. Replace birch with 3 eastern redbud - fall 2017
- f. Restore visual buffer - back yard of 1760 NW Arcadia (w/homeowner)

153rd to Oak Hills Drive - general

- a. Remove pyracantha, ivy, blackberries: volunteer projects
- b. Trim overgrowth - provide generous clearance for sidewalk
- c. Consider future Dinihanian development - plan for sidewalk along east side, remove invasives, plant deodora cedar or similar for visual screening.
- d. Replace turf with mulch + ornamentals in soggiest areas - can't mow effectively
- e. FYI: platted planting buffer of 10' on east side, 20' on west side of 153rd
- f. Clean up Maintenance and RV lot area trees and shrubs (partial done)
- g. Re-grade Community Garden area?, plant visual screening for neighbors

153rd OHHA portion of Townhouse property (east from both sidewalks to 153rd curb)

- a. Remove juniper shrubs along curb, remove north end cedar (infested trunks)
- b. Plant Akebono flowering cherry NW corner of OHD and 153rd
- c. Recommend Akenobo NE corner OHD/153rd, between corner sign and gym

153rd Rec Center area - out of scope for now - trim Oakmont juniper jungle?

153rd west side of Tennis Courts

- a. Remove rotted maple near bench to prevent injury, damage to fence
- b. Trim Scotch pine away from lights, help reduce needle drop on court
- c. Minimal bottom trimming of spruce and pine - leave branches to ground
- d. Remove cedar/arborvitae, volunteer saplings, weeds
- e. Remove pyracantha, ivy, scraggly spirea, etc. general clean-up
- f. Add natives - snowberry, vine maple; also Nandina (Heavenly Bamboo)

153rd/Forest triangle island in street between school and church

- a. Remove all juniper (Washington County sight line code violation), mulch

West Union Entrance at 148th Place:

- a. Take informal ownership along West Union ~100' each side - weeds, litter
- b. Consider concrete low profile marker (similar to 143rd/OHD)

Forest Ave access pathway between 2810 and 2840

- a. Remove overgrown junipers pushing over sidewalk "creepy" (done)
- b. Transplant/remove fenceline spruce (done)
- c. mow/trim groundcover on north side (done)

## North Park

- a. remove 4 diseased pines, hawthorne (done), clean up winter storm damage
- b. remove scraggly juniper shrubs, clean up awkward Doug fir limbing job
- c. patch concrete, trim/remove/replace benches, solar lamp retrofit
- d. remove overgrowth along pathway (clumping bamboo removed)
- e. Coordinate adjacent neighbor volunteer clean-up party (Antony Barton)

## Northumbria access pathway - chemical stump removal, fresh mulch

### Northumbria/Forestel pathway from Perimeter

- a. Remove plum behind 14870 Northumbria (limbed, need stump removed)
- b. Plant 2 replacement Thundercloud plums to restore line

### Forestel pathway between 14728 and 14736 Forestel

- a. Survey lot boundaries, monument/document (done)
- b. Remove 2 large red oaks jacking sidewalk (scheduled May 31/June 1)
- c. Remove/replace existing hazardous sidewalk - June
- d. Remove ivy (coordinate with 14728 homeowner)

### Forestel/Oakmont/Northumbria pathway intersection - mini-park concept

- a. Remove turf and overgrown asphalt path from enclosed sidewalk area
- b. Add 10x10 concrete pad for picnic table, 3x3 concrete pad for trash can
- c. Plant shade tree at NW corner (Thundercloud or ?) finish with mulch
- d. Estimated cost, with volunteer labor: \$1000 plus re-used picnic table

### Forestel-Oakmont green space area

- a. Arborist evaluation of leaning large oak - "The Hunny Tree"
  - Jim Sherwood says good for another 50 years, but remove east side weight
- b. Extend 3" PVC ~90' from pop-up "fountain" to storm sewer line at sidewalk

### Forestel access pathway between 14696 and 14704

- a. Remove pyracantha and other shrubs to full width

### BPA Right-of-Way at Perimeter

- a. Fill divots north of Perimeter, restore turf near PGE vault

### BPA Right-of-Way Eastway access pathway - remove juniper for full sidewalk clearance

### Green Space East of 144th

- a. fill divots, remove blackberries, plant buffer (oregon grape, transplant lilac?)
- b. trim lowest tree branches for mower access

### Green Space West of 144th

- a. remove 150' laurel hedge from east end - hangs over sidewalk, "creepy"
- b. Plant Oregon White Oaks to replace laurel - extend oak line from west
- c. Remove lilac patch (transplant near 143rd as buffer?)
- d. Trim, eventually remove aging cherry near lilac
- e. Remove decaying maple on north side
- f. Plant 2 scarlet oaks ~15' west of 144th sidewalk, as replacements for....
- g. Remove 2 curb zone scarlet oaks before sidewalk replacement
- h. Local picnic pad, cost with volunteer labor = \$1000
- i. Homeowner requests Doug Fir removal (w/broken branches, hazardous?)

### 143rd/OHD entrance

- a. Remove large side branch (false top) from Doug Fir, hanging over OHD
- b. Trim out brown areas from juniper shrubs
- c. Power wash concrete monument

### BPA Right-of-Way between Perimeter and Oak Hills Drive

- a. Revert access pathways from 145th and Bonneville to legal plat boundaries prior to sidewalk replacements - need legal survey for both locations (4 homes)
- b. West Side Trail - consider planting to define OHHA boundaries near mid-point

### Bonneville/Oakmont green space

- a. Plant big leaf maple as replacement for poplar west of 14875 OHD (2017)
- b. remove poplar west of 14875 OHD (ca. 2020-2025?) - "financial time bomb"
- c. Replace sidewalk (#2 top priority), add uphill swale and culvert
- d. Remove fir stump from December storm blow-down
- e. Remove untended apple tree behind 15029 Oakmont (homeowner ok'd)
- f. Remove dead/sick trees/shrubs - confirm with adjacent homeowners
- g. Remove pine east of 15039 Oakmont - leaning, resting on lower branches
- h. Storm sewer line condition and routing unknown in this area - soggy
- i. Large soggy area between 147th Place and Forestel - remove turf, mulch

#### Oakmont access pathways

- a. NE - junipers already removed - needs mulching
- b. NW - trim 15069 homeowner plants, verify 15075 fence vs. plat
- c. SW - near tennis courts - remove ivy and juniper to full width, mulch

Norwich access path between 15503 and 15507 - trim to full width

#### Barkton access path between 15475 and 15510

- a. Junipers and cedars removed; chemical stump removal, mulch
- b. Remove Ponderosa near cul-de-sac - hazardous per homeowner

#### Bethany entrance

- a. trim juniper and branches for corner sight lines (25' easement north side)

#### Pathway between Bethany entrance and Oak Hills School

- a. Re-grade along both sides of sidewalk to eliminate standing water
- b. Sidewalk replacement (B priority) - raise 3.5", widen to 72"

Perimeter Place and Perimeter access (bt 15540 and 15560) - trim to full width

#### Telshire pathway -

- a. stumps recently removed - done
- b. Resolve drainage problem - silted drain line?

#### Wooded Way common areas

- a. Tract A, B, D - monitor, remove hazardous trees proactively
- b. Tract A (behind 15369) access from Wooded Way fully landscaped by adjacent neighbors, recommend no routine maintenance by OHHA (landlocked)
- c. Tract B (inside N end of loop), Tract D (NW towards Bethany x West Union) - control blackberries, etc., maintain fence near sidewalk

## Landscape Tree Recommendations

Eastern Redbud, *Cercis canadensis*. Profuse rosy-pink flowers, 25'H x 30'W, yellow fall color.

Kousa Dogwood, *Cornus kousa*. Profuse white flowers, 25'H x 20'W, yellow fall color.

Thundercloud Plum, *Prunus cerasifera*, coppery-purple foliage that holds its color into fall. Pale pink, single bloom

Akebono Yoshino Cherry, *Prunus x yedoensis* 'Akebono'

Oregon White Oak

Vine Maple