



LANDSCAPE IMPACT & OBJECTIVES DOCUMENT

Revision October 2008

Since the Association is responsible for maintaining the landscaping, including the cost for such maintenance, it is necessary for the Board to establish some guidelines for use by the Board, the Association Manager; the Board's landscaping Contractors and the members of the Association. These guidelines must, of course, include a description of the type, quality, frequency and extent of the work to be performed by the Contractor; the location, quality, quantity or extent of the trees, shrubbery, plants, flowers, lawns, etc. to be provided; a means for communicating any landscaping needs or problems between the Association members, the Board, the Manager and the Contractor, so that any such needs or problems can be quickly and economically resolved; and must identify any prohibitions or any other limiting considerations that will affect the attractiveness or operations of the landscaping effort.

The following is the description of the longer term Landscape Impact Objectives adopted by the Board that incorporates a combination of desert plantings to reduce the overall irrigation water consumption, the reduction in lawn surfaces to reduce the landscape contract fee and reduce the irrigation water consumption, and the measures incorporated into the landscape plan to eventually eliminate the irrigation water run off into the streets.

LANDSCAPE IMPACT & OBJECTIVES

1. Develop an "alliance" with the City of Palm Desert, the Coachella Valley Water District and the Coachella Valley Mosquito and Vector Control District (where applicable) to form a pilot program to reduce irrigation water run off to Zero or as close to Zero as possible. The focus of this pilot program is to replace curbside landscape where excess water runs off into the street.
2. Continue to develop our initial "alliance" with the Coachella Valley Water District to improve our irrigation sprinkler types, coverage, and to install "smart controllers" where applicable.
3. As an addendum to item #1 above, replace lawn surfaces with desert landscape and drip systems to effect a 40% reduction in the total irrigation water usage. This must be a documented plan indicating the location and areas of lawn to be replaced by desert landscape and drip irrigation, the estimate of water usage savings and the associated cost savings estimate including landscape contract fees and this plan must be adequately communicated to all owners and tracked as to plan versus actual savings.
4. Develop the methodology for a complete long term tree study as to tree health, future issues, suggestions, recommendations, actions and estimate of potential costs and savings if any.

This Impact Document must be reviewed annually and revisions (if any) communicated to the owners.