

# **Landscape Master Plan Presentation**

**Annual Hillside Association Meeting  
July 29, 2019**

# Presentation Agenda

- Process to Date
- Design Goals and Theme
- Landscape Master Plan
  - Front Entrance Area
  - North and South Traffic Island Areas
  - Maybeck Court Area
- Cost and Funding/Payment Plan
- Co-owners' review and approval process
- Discussion / Questions

# Process to Date

## 2018

- Original 2018 Home Owner Interest Survey
- 4 Proposals in 2018 => Clark's Landscaping
- 2018 LMP Vote Comments after July 2018 Annual Meeting Presentation

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## 2019

- Revisions / Additions to LMP and Clark's Proposal
- May 2019 Information and Input Meetings
- Finalization of LMP and Clark's Proposal
- July 2019 Annual Meeting Presentation

# Design Goals and Theme

## Design Goals

- Address all areas of Hillside
  - Main priority - front entrance.
- Repurpose trees and plantings where practical.
- Cost effective ongoing maintenance.
- Flexible, enabling future enhancement.
- Enhances property values.

## Design Theme

- Upon entry to Hillside, “funnel” visual attention to sign and adjoining plantings.
- Provide entrance night-time lighting for visual effect and safety.
- Serbian Spruce, Heritage Clump River Birch, ornamental grasses
- Colorful Ginkgo trees adjoining parking pads
- Visual screens as needed on blank home facades and open views.

# Entrance Area

New Sign

+3 Serbian Spruce  
Panicum Grasses  
Limestone outcrop stones  
LED & Flood Lighting

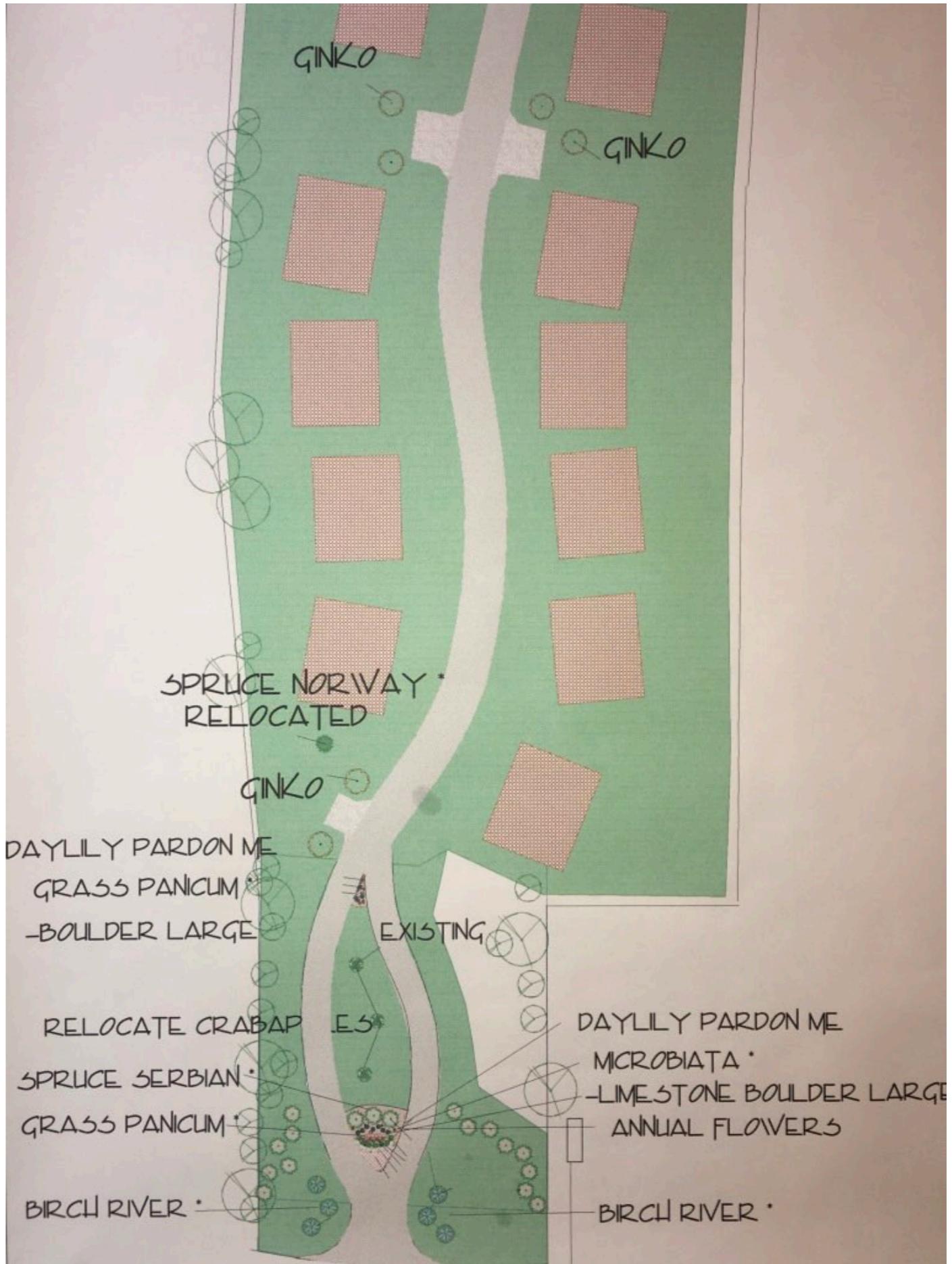
East and West sides

+6 Clump River Birch  
LED Uplighting  
+14 Serbian Spruce

+ Ginkgos next to parking pads

+1 relocated Norway Spruce for “screen”

Juneberries, Maples remain



# Entrance Island and Sign



# Rosetta Stone



# Serbian Spruce



# Heritage Clump River Birch



# Columnar Ginkgos



# North Traffic Island Area

+3 Clump River Birch

2 remaining Maples

+ Ginkgos next to  
parking pads

+ Panicum Grasses



# South Traffic Island Area

+3 Serbian Spruce

+5 Clump River Birch

+ Ginkgos next to  
parking pads

+2 relocated Norway  
Spruce - to “Point”



# Maybeck Court Area

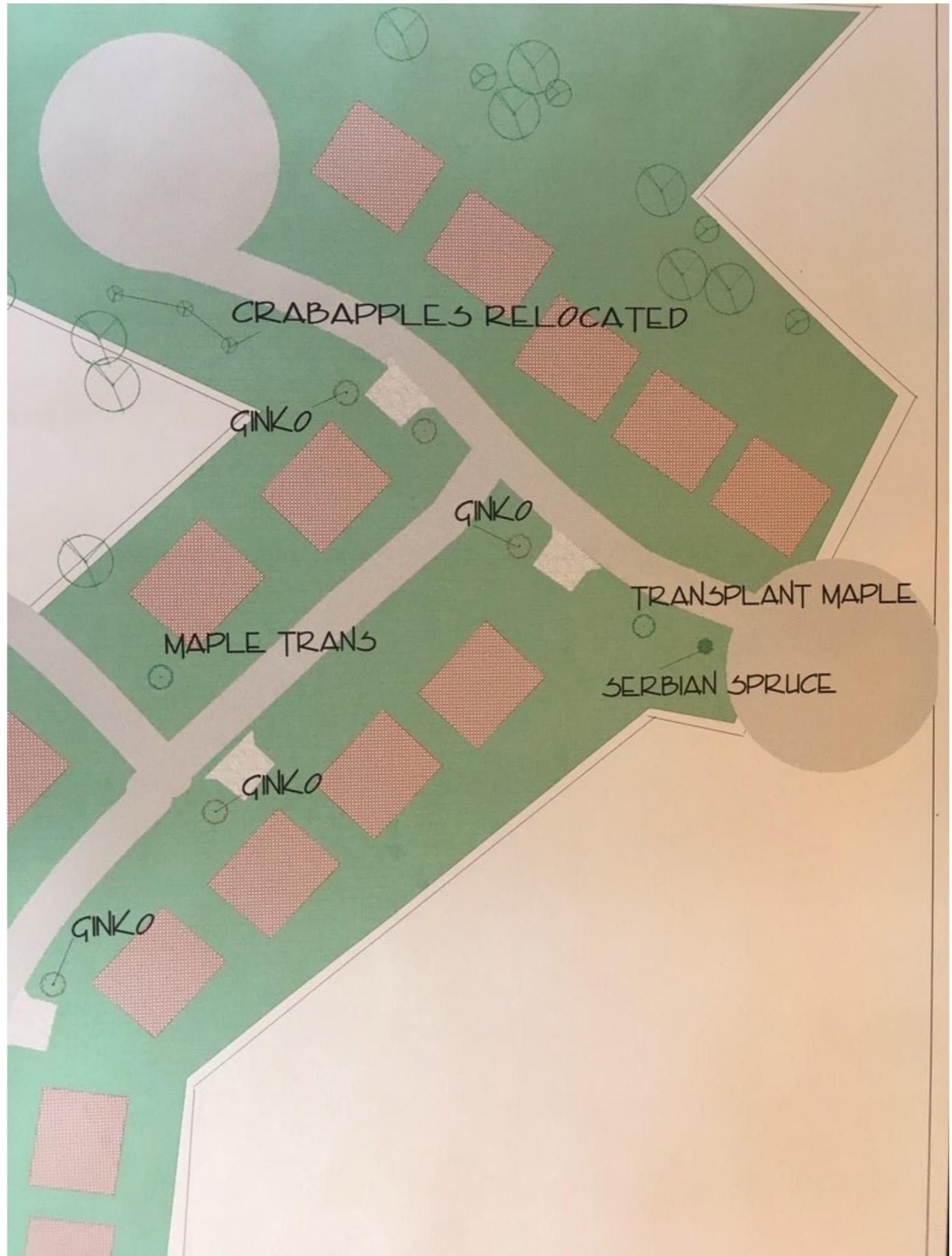
+1 Serbian Spruce

+1 relocated Maple  
(Court west)

+3 relocated  
Crabapples

+ Ginkgos next to  
parking pads

+1 relocated Maple  
(Legends Drive)



# Cost and Funding/Payment Plan

- Cost Estimate - \$55,685
- Assessment (if approved): \$944 / Unit
- Payment Plan option - 8 monthly payments of \$118 / mo.
  - Sept - Jan (5 payments)
  - Apr - Jun (3 payments)

# Landscape Master Plan Costs

Element/Area	Scope	Cost
Sign	Stone & Lettering, Constr, Removal	\$8,754
Sign Area	Serbian Spruce (3), Grasses, Plantings	\$6,645
Entrance - East and West Sides	New Serbian Spruce (14) New Clump River Birch (6)	\$14,852
Lighting	Flood and LED lighting	\$3,962
Tree Relocation / Removal	Relocation: Norway Spruce (3), Crabs (3), Maples (2)	\$3,308
Traffic Islands / Court	Serbian Spruce (4), Clump Birch (8) Karl Foerster grasses (15)	\$7,461
Streetscape	Ginkgo trees (15)	\$7,579
Sprinkler	Modification / Repair	\$2,000
Contingency	4.6%	\$2,500
<b>Subtotal</b>		<b>\$57,061</b>
Payment Discount	-3% on Clark's Invoices	-\$1,376
<b>Total</b>		<b>\$55,685</b>

# Implementation

Timing	Element / Area	Cost
PHASE 1 Sept - Oct 2019	Sign	~\$37,013
	Sign Area	
	Entrance - East and West Sides	
	Lighting	
	Tree Relocation / Removal	
	Sprinkler Modification / Repair	
PHASE 2 Apr - May 2020	Traffic Islands / Court	~\$17,548
	Streetscape	
	Tree Relocation / Removal	
	Sprinkler Modification / Repair	
Contingency	4.6%	\$2,500
<b>Subtotal</b>		<b>\$57,061</b>
Payment Discount	-3% on Clark's Invoices	-\$1,376
<b>Total</b>		<b>\$55,685</b>

# Review and Approval Process / Timetable

- July 29 Annual Meeting Presentation
  - Packet of information (electronic on line)
  - Non-attendees - LC to hand deliver information
- Voting - 67% (40 units) approval needed
  - Paper ballots, marked and signed, stamped envelopes
  - Vote “YES” or “NO” on ballot
    - Identify payment preference
  - **Return to Gerow postmarked no later than Aug 9**

# Handout packet

- Cover Letter and Attachment
- Presentation Slides
- Ballot, stamped return envelope to Gerow

# Ballot (Bottom half)

## **BALLOT**

YES, I/we approve implementation of the Landscape Master Plan as presented.

NO, I/we do not approve implementation of the Landscape Master Plan as presented.

If the ballot passes with a minimum of forty votes, all homeowners will be responsible to pay their prorated share. Please indicate the preferred payment method.

I/we would like to make (1) payment for the assessment.

**OR**

I/we would like to make (8) equal payments for the assessment.

Dated: \_\_\_\_\_, 2019

By: \_\_\_\_\_

Address: \_\_\_\_\_

Grand Rapids, MI 49525

Comments (i.e. if you voted no, please share with us why so that we have a better understanding of community interests regarding a landscape plan): \_\_\_\_\_

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# Thank You!

Landscape Committee:

Mike Holton (Chair)

Lyn Crosby

John Gelling

Dwight Huskey

Julie Williams

**Discussion /  
Questions?**

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