

Silver Firs Homeowners Association Phase II
Landscape/Operations Committee Report for December-2003

Motions

Motion on December 4, 2003 to hire Total Landscape Corporation for an amount not to exceed \$3990 (excluding tax) to provide service to fall trees specified as hazardous as designated by yearly tree inspection by Trees for Life arborist. Following are all bids obtained. Ballard Tree service declined to bid ***Motion approved by all board members via email.***

Trees for Life (approximated \$5000--could not be exact)

Davey Tree Co. (\$5600 + 49th Dr. tree (couldn't find))

Craig's Tree Service (\$6658 firm)

Total Landscape corporation (\$3990 firm)

Map of affected areas with tree locations marked is attached to this report.

Reports

Updates

1. Project includes construction of a trail in the common area between 49th Ave SE and 50th Ave SE in Pembridge. Fencing has been illegally cut to allow homeowners access between the neighborhoods. The new trail, with fencing, is proposed to allow access in a safe manner. Bids have been obtained; will be discussed for project in 2004
2. Tony from CWD group to evaluate and propose solution to constant light vandalism. Will propose new light fixtures throughout community for 2004. Homeowner suggested we re-evaluate need for lighted signs at entrances due to ongoing vandalism. It was suggested at the December 11 committee meeting that the HOA consider the ongoing costs to replace broken lights and systems vs. simply removing lighting. Operations committee will investigate.
3. Basketball hoop nets need to be replaced before spring.
4. Centex has not yet started redo of drainage in side areas of soccer field. Committee will followup with Centex.

New Items

5. Emergency tree falling in tract 1005. This 100+ foot dying evergreen had woodpecker damage to 50% of the diameter of the tree. Due to projected wind and weather conditions, it was decided to approach this as a separate project. Project complete 12/6/03.
6. Lights out in entrance signs in East and West Pembridge, West Sherwood and Vintage. Tony to evaluate and report by Friday, December 12, 2003.
7. Landscape / Operations Plan for 2004 to be finalized in January and presented to board. Suggestions for projects in 2004 discussed at 12/11/03 include:
 1. Humidity detectors for irrigation controllers
 2. Pembridge trail construction (#1 above)
 3. Paint common area fencing
 4. Mailbox stations

5. Division entrance signs cleaning/painting
6. System wide entrance sign lighting upgrades
7. Replace selected landscaping
8. Tree replacement program for common areas/NGPA
9. Cleanup of blackberry and scotchbroom
10. Evaluation of sport court surfaces

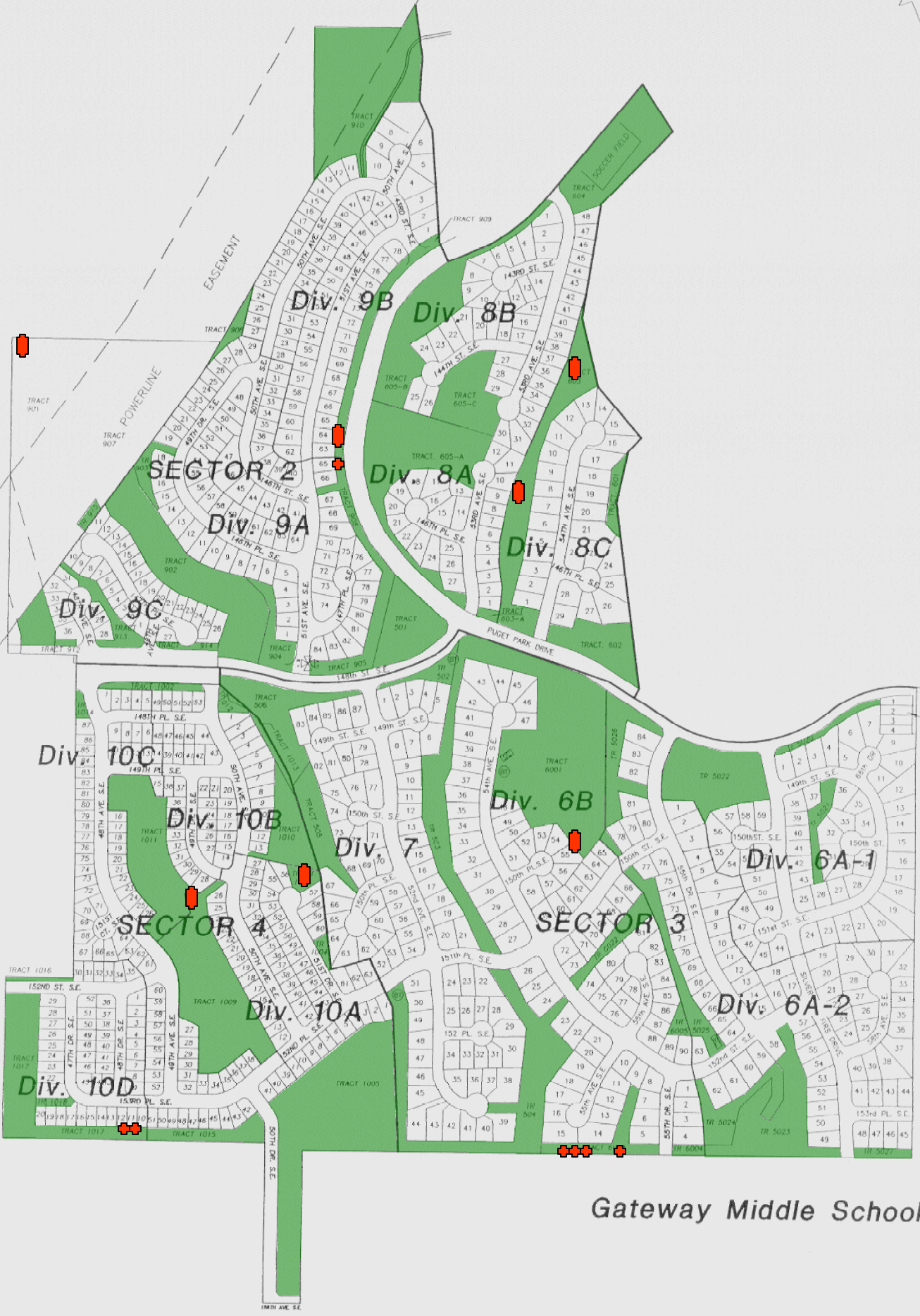
Homeowners present at Operations/Landscape committee meeting on December 11, 2003:

Debby Smith

Jim Yourkowski

Clelia Bock

End report



Gateway Middle School