

# Developing a Long-Term Landscaping Plan



Presented by  
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# Your landscape looks like this...



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And...you want it to look like this



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But...



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# Should you have a long-term plan?

- *Is your landscape tired?*
- *Are you constantly repairing your irrigation system?*
- *Do you have trees that are constantly an issue?*
- *You want to increase your property value?*
- *You have ideas but due to lack of funds your ideas are abandoned?*



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# Collaboration is KEY!



*Building a strong partnership based on mutual understanding and clarity ensures that everyone is working toward the same goal.*



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**Does your Association have proactive approach in achieving your goals?**



**Or...are you constantly playing Squirrel....**



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## re·ac·tive

/rē'aktiv/ 

*adjective*

- acting in response to a situation rather than creating or controlling it.  
"a proactive rather than a reactive approach"

## pro·ac·tive

/prō'aktiv/ 

*adjective*

(of a person, policy, or action) creating or controlling a situation by causing something to happen rather than responding to it after it has happened.

"be proactive in identifying and preventing potential problems"



# Reactive vs. Pro-active

## ***Reactive***

Repairs

Bright ideas

Negligence

Vandalism, etc.

## ***Pro-active***

Having a master plan and working the plan

Contractor Collaboration

BOD Communication



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- ✓ Set Goals
- ✓ Make a Plan
- ✓ Work the Plan



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# Define landscaping goals for your community

*By working with together to create or define your landscape goals helps provide clear expectations and direction for you and your landscape contractor.*

- Improve appearance
- Maintain existing appearance
- Budget/Reduce maintenance cost
- Water conservation



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# Goals are set...now what?



- Make sure you have the right partners in place
  - Align your goals with your budget
- Have both short-term and long-term goals
  - Be open to creative solutions
    - Make a Plan!



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# Landscape Improvement Plan (LIP)

- Collaboration with your contractor to create a landscape improvement plan (LIP) is a proactive approach in achieving your goals.
- It helps create a vision/budget that will guide the renovation and/or maintenance of your landscaping
- The LIP can then be used as a guide to make systematic upgrades to your landscape, and is a useful tool for long-term planning and maintaining consistency through board and management changes.



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**JOB NAME: Creekview HOA**

**DATE: 8/20/2013**

**JOB NUMBER: 22222**

**TOTAL BUDGET: \$20,000.00**

AREA		PHOTO	ISSUE	SOLUTION	MONTH	EST. BUDGET
1	Main courtyard planter across from playground		Bare & declining plant material	Remove all declining shrubs. furnish and install (55) 1-gallon, (26) 2-gallon (16) 5-gallon & (7) cubic yards of walk on bark	March	\$3,150.00
2	Plant material along sidewalk		Aging plant material	Remove all declining shrubs. Furnish and install (3) 1-gallon, (5) 5-gallon & (1) cubic yard of walk on bark	March	\$850.00
3	Playground		Inadequate fiber in playground	Furnish and install (6) cubic yards of playground fiber	April	\$700.00
4	Main walkway planter building # 201		Declining & missing plant materials	Remove all declining shrubs. Furnish and install (162) 1-gallon, (54) 5-gallon, (16) cubic yards of walk on bark & (200) liner feet of 2 x 4 redwood header board	April	\$11,400.00
5	Large planter bed near unit #74		Unattractive planting	Remove all declining shrubs. Furnish and install (35) 1-gallon, (30) 5-gallon & (4) cubic yards of walk on bark	September	\$2,300.00
6	Main planter at entrance		Unattractive planting	Remove all shrubs and (1) cubic yard of native soil. Furnish and install (2) 24 inch box tress, (3) 5 gallon shrubs and (5) 5 gallon shrubs.	November	\$1,600.00

**These numbers for budgeting purposes only. Specific proposals will be provided upon request.**

# Working the Plan

- Prioritize the Plan
  - Budgets, liability, safety, appearance, wants or needs
- Manage the Budget
- Manage the Process



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# Q & A



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