

GROUNDS Maintenance

The Ranch, Filing 3

May 2015

The HOA is responsible for maintaining the following areas:

- 1) Grass along sidewalks bordering Filing #3 on Pecos Street and 112th Avenue. Plow sidewalks during winter.
- 2) Swale on Quivas Way and approximately 114th Ave. (a combination of turf and native grass areas).
- 3) Perimeter fence
- 4) Street island on Quivas Way at the junction of 113th and Ranch Place.
- 5) Two access sidewalks to the 112th St. swale. One is on Ranch Place, the other on Quivas Way.
- 6) Irrigation systems that water the sidewalk grass and swale.

Duties:

1. Survey perimeter fence 1-2 times annually. Describe in detail condition of fence, and build inventory of replacement parts. It is advisable to hold in inventory at least three complete panels and six supporting posts. Hit and run drivers tend to plow into the fence.
2. Hire a knowledgeable, but reasonable landscape company to:
 - a. Weed treat, fertilize and mow grass along sidewalks and ONLY the south strip of the swale, which is turf. Do not mow, fertilize or spray broadcast herbicides in the native area.
 - b. Keep access sidewalks to 112th St. swale clear debris and snow.
 - c. Plow deep snow from 112th and Pecos St. sidewalks within 24 hours (check city guidelines). Landscape company should agree in writing any sprinkler heads damaged by their snowplowing.

Swale, 114th and Quivas Way:

This area is bisected by a drainage area filled with cattails. The South slope is maintained as a turf area. The North slope is a native grass area that was revegetated with native grasses and flowers in 2014. Two new trees were planted: a Colorado native Bigtooth Maple (*Acer grandidatum*) and a drought tolerant, non-invasive, Kentucky Coffeetree (*Gymnocladus dioicus*) that is native to the US.

** A species list of grasses and wildflowers that were planted follows.*

Irrigation System Control Boxes:

There are two control boxes for the irrigation system.

1. A box in the southeast corner of the swale controls the irrigation system to the swale and along Pecos Street. We share the City water meter for this area with Filing #1. So we must reimburse Filing #1 for the water we use annually. Several Boards investigated the option of obtaining a separate water meter for our filing alone, but the cost is a prohibitive \$25,000.

There are 2 or 3 programs. Zones 1-4 control the four sprinkler heads on the south, turf side of the swale. There are a total of 14 or 16 zones, and 4 or 5 control the north side of the swale (test to determine which ones). These should remain OFF. It is not necessary to water native grasses except in extreme drought, and watering more will encourage weed growth. On Program B or C is a drip system to the two new trees (2015) on the north,

native side of the swale. Deep water the new trees once monthly until fully established (about 5 years, until 2020). They are a native Bigtooth maple tree (*Acer granddatum*) and a drought tolerant, robust Kentucky Coffeetree (*Gymnocladus dioicus*)

2. A box on the corner of 112th and Pecos controls the irrigation along 112th just past Raritan, and stops at the guardrail of the 112th St. swale.

Turf Maintenance:

Water: Turn on irrigation system after last frost, or later if the spring is very wet. Water twice a night, two nights per week between midnight and 4 am. Program first watering for about 2 a.m., and the second for about 4 a.m. and run on Tuesday and Friday mornings. Water roughly 15 – 20 minutes each zone.

Herbicide: Treat weeds with broadleaf herbicide once or twice in April and June, or spot spray as needed. Broadcast spray is necessary along 112th Avenue, where weeds are prolific. Spot spray elsewhere, meaning only spray the weed, not the entire turf area. Early detection and eradication are the keys to controlling aggressive weeds.

Fertilizer: Fertilize with chicken droppings in March/April. Winterizing fertilizer in fall. No more applications are needed.

Mowing: Mow turf high, and less frequently. Once weekly in spring until the July heat (early to mid-July), then mow once every two weeks. Grass goes dormant in the summer heat, and mowing only stresses an already stressed grass. Mow at highest setting with a mulching mower that returns grass clippings, and nutrients, to the soil. Healthy turf is long, dense, needs less water and out-competes weeds.

Native Area Maintenance:

MONITOR: By monitoring the native area, you will become aware of potential problems, and address them before they become big, intractable problems. If this is not done, there is no assurance that the landscape will continue to evolve as intended and as it was planted.

Weeds: Before reseeding, Canada Thistle was eradicated using Milestone, a costly, but very effective herbicide. Very few weeds have appeared since. One year after mowing, there is an area of Common Mallow (*Malva neglecta*) in the northeast corner. This must be dug out by hand. Severing the root a few inches below the soil surface, and bagging the plant is effective. Do this when plants are young, and before they go to seed. Never broadcast herbicide in the native area. It will kill the native grasses, and the entire area will go to weed.

Water: None for grasses.

Water two new trees once monthly in dry summer or winter months until established in four more years (2019). Program B or C in the Control Box controls a drip system exclusively for the new trees. Deep water once monthly in winter months if little snow. Contact Jones Tree & Lawn, who has a water tank truck, and will deep water both for \$80.

Aeration: None

Herbicide: None.

Fertilizer: None.

Mowing: None.

Recommended Suppliers

On Landscape companies

Many landscape companies earn their profits by overwatering, over-fertilizing and over-mowing. This is unhealthy both for the land and the HOA's budget. Many of them do not know plants, and could not distinguish a native plant from an invasive species or turf grass. Hire a company that is very knowledgeable about plants, that practices good resource management, and is reasonably priced. Do not hire fly-by-night individuals. And do not hire the cheapest. It is more cost effective in the long run to hire knowledgeable companies that communicate with their staff, and who practice good, judicious land management.

Jones Tree and Lawn: 303-431-8132

Deep water irrigation, tree pruning and pest treatment consultation for turf management, etc. Kevin Jones is a degreed arborist with decades of experience in judicious land management and tree care.

Global Landscape: 303-346-5885

Highlands Ranch, CO

Gil Lizarraga 303-901-3179 cell

Knowledgeable, easy to work with, and has planted and maintained native landscapes in other neighborhoods. Can be expensive. Negotiate. Handles Filing #1 and did handle Filing #3.

Questions about the swale?

Contact Dale Swenarton Kalousek, plant ecologist, resident and former HOA president who spearheaded the swale revegetation project. 303-621-4945 cell

Species List
2014 Revegetation Project
Quivas Way Swale

Upland Grasses:

Achnatherum robustum - Sleepygrass VNS
Bouteloua curtipendula - sideoats grama, Vaughn
Bouteloua gracilis - Blue grama
Buchloe dactyloides - Buffalograss
Distichlis stricta - Inland Saltgrass
Elymus trachycaulus - Slender Wheatgrass
Elymus lanceolata - Streambank Wheatgrass
Nasella viridula - Green needlegrass
Panicum virgatum - Switchgrass
Pascopyrum smithii - Western Wheatgrass
Sporobolus airoides - Alkali Sacaton

Wetland Grasses:

Achnatherum robustum - Sleepygrass VNS
Juncus balticus - Baltic rush
Panicum virgatum - Switchgrass Blackwell
Schoenoplectus pungens - Threesquare VNS

Native Wildflowers

Linum lewisii - Lewis Blue Flax
Gaillardia aristata - Blanketflower
Ratibida columnaris - Prairie Coneflower
Rudbeckia hirta - Black-eyed Susan
Penstemon strictus - Rocky Mountain Penstemon

Trees:

Acer grandidentatum - Bigtooth Maple, Rocky Mountain Glow ss.
Gymnocladus Dioicus - Kentucky Coffeetree