

**ARCHITECTURE/LANDSCAPE COMMITTEE COMMENTS
FEBRUARY 18, 2026**

ARCHITECTURE

No requests or updates

LANDSCAPE TOPICS

Discussion Topics:

Sierra NW: Turf moss treatment \$535.00, hand fertilized beds this week (no charge)
Removed three plants from Harp residence (no charge)
Removed rhodie and stump at Lea residence (no charge)
Burnside arborvitae (no charge)
Bid from Grove Tree Care = \$6,860 (Larry Walker)

2026 Planned Projects:

Nancy Davis – gas meter area planting – **NOW ROCKS ONLY?**
Ams Van der Berg – replace damaged bush by driveway
Normary Barrett – dress up common area along Carmel Circle
Tere Bippes – not sure, photos on file
Rhododendron Trimming – will do at owner’s request and guidance, Lopez does at \$25/plant
(Larry Walker is the tree/bush contact, so far Lopez did 63 plants at several properties, we have 142 plants in HOA)

RESERVE ACCOUNT UPDATE

Reserve Plan Guidance (reviewed in 2022) \$35,140
Actual Balance 12/31/25 \$52,060 (+\$16,920 vs Plan)(Reloads at \$4,235/mo)
1/31/26 balance = \$51,266

Why the Surplus? – Past projects that were in the budget did not happen! Plus, we had interest income, \$13,471 ('24 & '25)

Projects so far in 2026 Plan:

Pool Deck \$4,657/Pool Cover \$6,580/Pool Resurface \$32,609
Total = \$43,846 - Probably not needed
Concrete - \$20,568 (Mike P. project, look out for work to be done)
Irrigation - \$5,264 (timers, added heads, etc.)
Trees - \$4,658 (spent \$865 in January, \$825 in February), balance = \$2,968
Grove Tree maintenance bid = \$6,860 without Chapman and Stromberger stumps

Bark Chips/Rocks!!!

Budget from 2024 is \$18,720 plus in 2027 we have \$21,057

Total = \$39,777 - Last done in July 2021, 5 years ago

What do we do? Mass blow-in? Need 30 units, dump and we handle?

Prep is important – along curbs and bushes, remove debris

Hugo Lopez Proposal - \$20/hour, dedicated time, does good work

Proposal: Survey homeowners now with two questions

1. Do you want bark chips in common area around your residence
2. Would be want to supervise the project for your area?

Rock Project – Coat’s corner, French Prairie/Boones Bend corner, \$1,000?

DISCUSSION? EXPAND COMMITTEE FROM FIVE TO SEVEN OR MAKE AN OPEN FORUM?

Maybe it is not a committee, call it an advisory group
We all have “lives” Hard to get the all committee members together
It DOES take time and dedicated work to get everything done
Would have a Chairman that reports to the board
Our CC&R’s do reference a A/L committee but does not define it

BARKCHIP DISCUSSION

Budget from 2024 is \$18,720 plus in 2027 we have \$21,057
Total = \$39,777 - Last done in July 2021, 5 years ago
What do we do? Mass blow-in? Need 30 units, dump and we handle?

Project has dragged on for a couple of years (2024 & 2027)
Bark chips vs Mulch – Al says “preferred material is ground fir mulch”
Fir versus Hemlock
Blown In versus bulk dumped and we handle spreading
Last time was 2021, 40 units blown in, \$18,000
Bid was for hemlock, billed for aged dark fir, product tracked into homes
Unit covers 1,200 sq ft at 2” deep = 7.4 cubic yards = 200 cubic feet
Home Depot bag is 1.67 cubic feet and is mulch, unit = 120 bags
Shadle’s two patios took 20 bags, best deal was 5/\$10.00 = \$240/unit
Difference between 40 units in 2021 and 35 units now is rock/ground cover
Bids last summer (blown in): Rexus, 35 units X \$498/unit = \$17,430 (off-site estimate)
Grimms, 30-35 units X \$513-\$628/unit = \$15,390-\$21,980
Bids last week (bilk delivered): Valley Landscape, dark hemlock, \$836 for 2 unit truck
dumped, total (36 units) = \$15,048
Canby Landscape, 30 units delivered = \$14,175

EPPS COMMITTEE – LOOKING AT BARK CHIPS AS A FIRE HAZARD

Looking at bark chips as a fire hazard
All areas in HOA have irrigation
Reserve plan calls for bark chips every three years
Benefits of bark chips: Retains moisture in soil
Prevents weeds
Improves curb appeal
Reduces soil erosion
Covers areas where no other vegetation will grow
Replacing bark chips with rock or ground cover is not feasible – rock/ground cover is probably
20 times the cost. Talk was putting a rock perimeter around every structure
Bigger concern for our HOA would be fire in the French Prairie Road tree canopy
Can’t happen? Take a look at:
Highway 20/22 Santiam Pass/Detroit
Highway 18 to Lincoln City
Eagle Creek fire jumped the Columbia River
Upper Clackamas River burned 12 miles overnight