

Windmill Village Homeowners Association

PO Box 5720 • Mesa, AZ 85211-5720

P: (480) 649-2017 • F: (480) 649-0902

www.gothoa.com

MINIMUM LANDSCAPE REQUIREMENT 4.17.18

Dear Windmill Village,

On April 9, 2018 a postcard was mailed to all owners advising of a Board Resolution regarding Minimum Landscape Requirements, effective June 1. Feedback was received from owners regarding the requirement, prompting the Board of Directors to schedule a Board Meeting on April 17 for the Architectural Committee & Board of Directors to re-evaluate the requirement.

Taking into consideration reduction in the number of plants from the previous requirements, the intent of having every yard contain at least some vegetation, and the homeowners concerns regarding placement and number, the Architectural Committee presented a simplified requirement during the April 17, 2018 Board Meeting.

The Board unanimously adopted the following requirement, with positive feedback from the homeowners present at the meeting. This Requirement supersedes all previously adopted Minimum Landscape Requirements.

Minimum Landscape Requirement, Effective April 17, 2017

- **Front yard landscaping must always contain a minimum of one (1) tree and five (5) shrubs and/or accent plants. Owners may plant additional plants at their discretion.**
 - **Cactus may be substituted for the tree requirement, as long as the cactus is a minimum of 5 ft tall when initially planted.**
- **It is not required to plant vegetation on the side strips of the yards (sides of driveways or corner lots), however, these areas must be kept weed free at all times (as does the entire yard).**
- **Organic or inorganic ground cover, and underground irrigation to vegetation is required.**
- **Deadline to bring yards in compliance is December 31, 2018.**

The Committee did not intend to force homeowners to plant a cumbersome number of plants in their yards. Rather, they are trying to reduce the amount of vegetation required in previously adopted requirements, while ensuring every yard has some vegetation, enhancing the appearance of each Lot in the community.

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For reference, the previously adopted minimum landscape requirements include:

1. **Adopted by the Board on June 1, 2006:** "Front yard landscaping must always contain a minimum of one (1) twenty-four inch box tree, one (1) fifteen-gallon tree, ten (10) five-gallon shrubs, five (5) one-gallon shrubs..."
2. **Adopted by the Board on August 30, 2007:** "One (1) 15 gallon tree, five (5) gallon shrubs, five (5) five-gallon accents..."
3. **Adopted by the Board on March 19, 2018:** " one (1) tree, and five (5) shrubs and/or accent plants, however, they may not be more than a twelve (12) foot area without any vegetation.."
4. **Adopted by the Board on April 17, 2018:** "one (1) tree and five (5) shrubs and/or accent plants..."

The Architectural Committee and Board of Directors feel the newly adopted requirement addresses the homeowners' concerns, while ensuring that all Lots have a reasonable minimum number of shrubs and/or accent plants.

We appreciate and look forward to your input! The Committee & Board Members are working on behalf of the homeowners to protect and increase property value in Windmill Village by maintaining the common area and enforcing the governing documents.

If you have any questions, please don't hesitate to contact Preferred Communities at (480) 649-2017 or by email at info@gothoa.com.

Sincerely,

Preferred Communities

at the direction of:

Windmill Village Homeowners Association

What Plants are you able to plant?

Page 12 of the Association Rules & Design Guidelines contains a list of Prohibited Plant Material. These are available at <http://www.windmillvillagehoa.com/>. or <http://gothoa.com/windmillvillage/>. As long as you do not plant anything from the prohibited plant list, you are good to go. If you are planting more than the minimum required vegetation, please submit an architectural request.

Accent Plant - What is an Accent Plant?

We've received this question from several homeowners. So, we thought we'd provide the answer to everyone! An accent plant is a plant that contrasts with the other vegetation in your yard. "A plant that adds a special interest to the yard by virtue of it's color, shape or size".

Example: If your yard is full of green shrubs that do not flower, plant an "accent plant" that has color, like a Mexican Bird of Paradise, or red lantana ground cover, or a Baja Fairy Duster.