



Walden Lake Community

Landscape Master Plan – Fall 2020 and Beyond



Landscape Master Plan Goals

- Make Community More Visually Appealing
- Add more Color
- Water Friendly
- Seasonally Friendly
- Plan Future Projects for Three Years
- Plan Budget for One Year
- Keep future Boards Informed of Plans
- Prioritize Landscaping Needs

More visually appealing, remove old/dead plants, trees, etc. Create better defined plant beds

Add additional annuals at main entrances for more color

Water Friendly – i.e., jasmine instead of grass on cul-de-sac's (CDS's)

Plan for seasonal changes i.e. winter annuals

3-year planning window. Revise annually to keep 3-year window current

1-year budget planning. Costs and expenses change every year
(i.e. approximately 5,500 1-gallon jasmine plants over the next 3 years (Currently \$2 per 1-gallon plant, approx. \$11,000)

This will keep current and future Board members informed of the plan

Our Landscaping Challenges

- Age
- Water
- Climate
- Mounding
- Nutrients (depleted over years – Soil Testing)
- Mulch
- Exposure to Elements (Right Plant in Right Location)
- Replace and/or Add Trees
- Sports Complex Landscaping
- Capital Improvement Projects (i.e. Additional Gazebos, Electrical)

Community is 35 years old. So is much of our landscaping

Allotted 28.4 million gallons water per year. Need to increase water budget. (establish, then maintain new plant investments)

Zone 9B. Need to use 'Climate Friendly' plants

Entries & CDSs are mounded, losing water and mulch and soil with each rainfall. Need to replace soil and/or add nutrients with each refresh

Former orange groves, acidic and sandy soils. Perform soil testing with each project

Current once per year mulching is not frequent enough & 300 yards is not enough mulch for *all* our beds & trees

Need to replace 'expired' plants, shrubs & trees, using 'Climate Friendly' plants and add trees where needed.

Prioritizing Landscaping Needs

- **FIRST** - Main Entrances in Priority Order (3 in 2021)
 - Alexander Entrance (2021)
 - Rest of Trapnell Entrance (2021)
 - Paddocks Entrance at Mud Lake (2021)
- **SECOND** - Most Needy Subdivision Entries First (5 in 2021)
 - Sutton Woods (x2) , Silver Brooke, Silver Wood, Paddocks (Park Entrance)
- **THIRD** - Revisit Cul-de-Sacs (CDSs) & Islands in Subdivisions Where Entries Were Recently Done (5 neighborhoods in 2021)
 - Forest Park , Forest Club, Spring Meadow, Juniper Place and Emerald Forest (15 total)
- Maximize Visual Impact, Within Budgetary Constraints

No planting projects before March – to avoid frost on any new plants/flowers

Alexander Entrance in 2021 – both sides and median. Project details in planning now. Will increase plant bed sizes

Finish Trapnell Entrance in 2021 (some work done last year) –includes removal of raised landscape bed 'Tub'. Project is being planned

Some sub *entries* have been done in recent years, but not their needy islands and/or CDSs. Will go back and address them

Maximize Impact=do as many projects per year as budget allows.

Entrances *Already* Refreshed This Year (2020)!

- Main Entrances Already Completed in 2020
 - Mud Lake Entrance Completed
 - Part of Trapnell Entrance Completed (Plant Bed at Large Sign)
 - Clubhouse Entrance Completed (Plant Bed at Large Sign)
- Subdivision Entrances *Already* Completed in 2020
 - Silverstone Entrance
 - Spring Meadow Entrance
 - Juniper Entrance

Overview of Entrances, Cul-de-Sacs and Islands

- Five Main Entrances (Three in 2021)
 - [Link To Main Entrance Photos](#)
- Twenty-Eight Subdivision Entrances (Five in 2021)
 - [Link to Subdivision Entrance Photos](#)
- Fifty-Two Cul-de-Sacs & Six Islands (15 in 2021)
 - [Link To Cul-De-Sacs & Islands Presentation](#)
- Ongoing Replacement of Dead Plants as Needed

Main Entrances in 2021: Alexander, Trapnell and Paddocks

SubDiv Entrances in 2021: Sutton Woods (2 entrances), Silver Wood, Silverbrooke, Paddocks (back entrance)

Cul-De-Sacs & Islands: Spring Meadow (X2), Juniper Place (X2), Forest Club (X6), Emerald Forest (X5) total of 15 CDSs

Jan-Break out entrance photos to 2 files (Main and Subdivision)

Water was turned off in CDSs several years ago, due to water allocation overages

This Master Plan has two auxiliary Presentations that will be linked and viewed, during the presentation

Main Entrances - 2021 Scope of Work

- (1st) Alexander Entrance
 - Left Side
 - Right Side
 - Center Island
- (2nd) Trapnell Entrance
 - Requires Teardown of Raised Bed and General Cleanout
 - Lighting of Plant Bed Requires Boring for Electrical
- (3rd) Paddocks (at Mud Lake)
 - Total Clean out and redesign for Existing Mounding

(WLCA Maintenance Team will do the clearouts/prep to save those labor costs)

Trapnell Entrance requires clearout and teardown (WLCA work) of 'tub'. To get lighting to tub area, need boring for electrical (no current lighting. \$3,000 for this entrance.

Subdivision Entrances - 2021 Scope of Work

- Subdivision Entrances in 2021: Sutton Woods, Silver Wood, Paddocks (back entrance), Silver Brooke
 - Detailed plans TBD at time of project
- [Link to Subdivision Entrance Photos](#)

PROJECT ESTIMATES

(WLCA Maintenance Team will do the clearouts/prep to save those labor costs)

Sutton Woods Entrances (X2)- $\$1,500 \times 2 = \$3,000$

Paddocks Entrances (X2)- $\$1,500 \times 2 = \$3,000$

\$750 per cul de sac

Silverwood Entrances (very large entrance island) - \$3,000

Cul de Sacs & Islands - 2021 Scope of Work

- Cul-De-Sacs & Islands (15 Total): Spring Meadow (2), Juniper Place (2), Forest Club (6), Emerald Forest (5)
 - Reference Auxiliary Presentation for Details
- [Link To Cul-De-Sacs & Islands Presentation](#)

PROJECT ESTIMATES

(WLCA Maintenance Team will do the clearouts/prep to save those labor costs)

\$750 per cul de sac

There is an auxiliary presentation of just the CDS's and Islands that prioritize need and recommend scope of work, per project

Budget Needs

- The 2021 Budget Includes:
 - \$28,000 For Master Plan Projects
 - \$5,000 Additional for Mulching
 - \$2,000 Additional for Trees
- Future Budgets Should Include Additional Funding for Water