

BOARD POLICIES

West Meadows Estates
Homeowners Association Inc.

Landscape Installation \ Maintenance

Policy 402

Effective: 9-30-2024

By: 

Mike Eastlund, Board President

1. PURPOSE

Clarify the definitions and requirements of the CC&Rs for landscape design and maintenance.

2. PERSONS AFFECTED

Owners, residents, employees, and West Meadows Estates Homeowners Association Board members.

3. REFERENCES

Plan Review Policy 405

Fee and Fine Policy 102

CC&R Standards Committee Policy 201

4. DEFINITIONS

4.1. **Landscape Plan:** A required plan that shows the necessary landscaping on the front and side yards, including fences, hedges, retaining walls, driveways, walkways, water features, ACC-controlled trees, lawns, and shrubs on a lot.

4.2. **Harmony:** Harmony means the aesthetic consistency and visual cohesion of the landscaping elements within the community. Harmony in the context of this Policy is that harmony between the existing landscape of the greater community and the changes proposed in any novel Landscape Plan. The concept of Harmony emphasizes that all community landscaping designs, plant and other landscaping feature selections, and outdoor modifications should complement the existing environment and adhere to the community's established style and standards. Harmony is determined at the discretion of the Architectural Review Committee (ACC) as directed by the Board.

4.3. **Landscape Bark or Mulch:** A product used to control weeds or soil augmentation but not a substitute for required foliage in a landscape plan.

4.4. **Plants and Weeds Considered Noxious by the WMEHOA:** The weeds listed in Appendix "A" of this policy.

4.5. **Street Tree:** Trees planted in the City right-of-way between the property line and the curb.

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- 4.6. Legacy Tree: Any tree exceeding ten (10) inches in diameter in existence before the plating of the subdivision.
- 4.7. Hedge: A fence or boundary formed by closely growing bushes or shrubs.
- 4.8. Arborvitae: An evergreen coniferous tree of the cypress family.

5. POLICY

- 5.1. A Landscape Plan must be submitted for ACC approval of the following:
 - 5.1.1. New installations of, or changes to existing, landscaping, lawns, driveways, walkways, retaining walls, and fences.
 - 5.1.2. Water features that are visible from the street.
 - 5.1.3. Trees or shrubs that can exceed ten feet in height intended to be planted less than ten feet from a side or back property line.
 - 5.1.4. Installation of exterior lighting, other than temporary holiday lighting.
- 5.2. A Landscape Plan should include at least the following:
 - 5.2.1. A site plan showing the location of proposed changes.
 - 5.2.2. A description of plant materials, including types, sizes, and placement.
 - 5.2.3. Details of hardscaping elements, such as patios, walkways, or retaining walls.
- 5.3. A Landscape Plan must be in Harmony with the existing landscape of the community. Proposed changes should:
 - 5.3.1. Be consistent with community design and avoid elements that appear out of place or disruptive.
 - 5.3.2. Involve complementary plant choices with color, size, and growth patterns that blend well with the surrounding landscape.
 - 5.3.3. Be proportional to Lot size and existing structures.
 - 5.3.4. Maintain open sightlines when necessary for safety and aesthetics and avoid obstructive changes that negatively impact neighboring properties.
- 5.4. The Architectural Control Committee, as directed by the Board, is the determiner of whether a design is in Harmony.
- 5.5. The ACC and Board's determination is discretionary in that it may be based on subjective judgments rather than strictly defined rules or criteria. This allows the ACC to approve or deny landscaping applications that do not precisely align with


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existing guidelines but still may be consistent with the community's overall aesthetics and standards.

- 5.6. All required landscape improvements must be completed six months after occupancy or six months after initiation of approved landscape projects.
- 5.7. Landscape design, installation, and maintenance requirements include all areas between the property line and a public street on all sides of a lot visible from other properties.
- 5.8. Anytime the ACC requires the professional opinion of an arborist regarding the safety of a tree, the property owner is responsible for the cost of the consultation.
- 5.9. Roof height at the ridgeline shall be considered thirty-five (35) feet for tree height limitation.
- 5.10. Tree height limitation only applies to trees planted after the platting of the subdivision and non-street trees planted within ten (10) feet of a side or back property line not facing a street.
 - 5.10.1. Applicable tree height restrictions will only be enforced when the adjacent property owner files a written complaint with the Board.
- 5.11. Tree branches extending over a sidewalk must have a minimum clearance of eight (8) feet from the sidewalk.
- 5.12. Privacy hedges planted parallel to the wall on Doaks Ferry Road can grow eight feet in height along the wall on Doaks Ferry Rd. NW.
- 5.13. Lawn grass planted as part of a landscape design may be at most six (6) inches in height.
- 5.14. Plant beds that are part of a landscape design shall have provisions (possibly bark) to prevent the growth of weeds or noxious plants in the beds.
- 5.15. One or more weeds per nine square feet in a plant bed, lawn, or weeds exceeding eight (8) inches in height in a lawn, plant bed, side yard, or non-landscaped backyard is considered a violation of this policy.
- 5.16. Weeds, noxious plants, or unsightly vegetation may not exceed ten (10) inches in height on vacant lots next to developed properties.
 - 5.16.1. Anytime a violation on a vacant lot is not corrected within the specified


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time, a complaint shall be lodged with the City of Salem code compliance division.

5.17. The required landscaping must be properly irrigated and fertilized to ensure the plants are healthy and in Harmony with the surrounding landscaping.

5.17.1. If a member chooses not to irrigate lawns during summer, dormant lawns can be painted with lawn paint.

5.17.2. The Board may waive the irrigation requirement during city water restrictions or other special circumstances.

5.18. Holiday decorations may be installed and shown up to thirty (30) days before or after a holiday.

5.19. Removal of a tree more than 10 feet in height, or a legacy tree more than 10 inches in diameter, without ACC approval is subject to a fine as defined in Appendix "A," fee and fine Policy 102.

6. RESPONSIBILITIES

6.1. The ACC chairperson (designee) shall review/approve landscape design plans per policy.

6.2. All residents and property owners are responsible for following this policy's rules and maintaining their lots for a neat, well-groomed appearance.

6.3. The Compliance Chairperson is responsible for enforcing this policy, following the CC&R Standards Committee Policy 201 guidelines.

6.4. Association members are responsible for the actions of all contractors, vendors, or other third parties who modify the landscaping on their lot. Members shall inform all such parties of the requirements of this Policy and supervise their work to ensure compliance with the same.

7. PROCEDURES

7.1. Anytime the ACC chairperson is unsure if a tree or shrub presents a hazard to people or property, they should seek the professional opinion of an arborist.

7.2. A person requesting a landscape plan review can deliver plans to a Board or ACC member or send them by US mail or email.

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7.3. The ACC chairperson or designee shall deliver the results of an ACC review by US Mail to the address of record or by email, and all materials used in the process shall be placed in the property file.

8. APPENDIX A: Plants and Weeds Considered Noxious by the WMEHOA



Annual Bluegrass



Crabgrass

Related: Crowfoot Grass, Finger Grass, Pigeon Grass, Polish Millet.



Dandelion

Related: Blowball, Lionstooth, Canker wort, Doon-head-clock



Knotweed

Related: Knotgrass, Door weed, Mat grass, Yard weed



Wild Onion

Related: Field Garlic, Wild Garlic, Scallion, Crow Garlic



Dalmatian Toadflax



Gorse


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Knapweed



Leafy Spurge



Tansy ragwort



Thistles



Broom

Related: French, Portuguese, Scotch, Spanish



Common and Giant Horsetail



Clover