

**A Resident's Companion
for the Timber Pines Common Grounds Committee
“Landscape Policy for Common Grounds Areas In and
Adjacent To Timber Pines Village and Villa Communities”**

FAQ: Frequently Asked Questions

(October 2012)

INTRODUCTION:

The goal for the “*Landscape Policy for Common Grounds Areas In And Adjacent To Timber Pines Village and Villa Communities*” is to provide a consistent set of guidelines used to administer and maintain the beautification of the Timber Pines campus' common grounds. It is recommended that anyone looking to learn more about this process first read the official document, “*Landscape Policy for Common Grounds Areas In And Adjacent To Timber Pines Village and Villa Communities*”. This will provide a solid understanding of the TPCA policies for the general landscaping and maintenance of our Community's collectively owned properties.

This document, (“*A Resident's Companion for the Timber Pines Common Grounds Committee “Landscape Policy for Common Grounds Areas In and Adjacent To Timber Pines Village and Villa Communities” FAQ: Frequently Asked Questions*”), is designed to address some of the questions posed to TPCA management over time about this policy for common areas. It is an attempt to correct some misconceptions that have evolved over time and to provide some background behind some of the policies that are implemented. This FAQ does not apply to the golf course areas and residential properties.

QUESTION:

What are the "common areas" within Timber Pines covered by this policy?

ANSWER:

These areas include: Village entrances, Cul-De-Sac, NRA (Natural Dry Retention Areas), ERA (Excavated Dry Retention Areas), WRA (Wet Retention Areas), perimeter walls and/or fences, adjacent Fitness / Bicycle Trail areas, adjacent sidewalk and roadside grass and garden areas, adjacent TP Community entrances and Guard Houses, and adjacent Timber Pines amenity areas (Country Club, PAC, RAC, Lodge, Golf Pro Shops, Tennis, Bocce, Shuffle Board, Horseshoe, RV Lots, Maintenance areas, lakes, etc.).

Issues or questions concerning policy on the golf grounds should be directed to the Timber Pines Golf Committee and Golf Course and Landscape Operations Manager, or the Board of Directors. Issues or questions concerning policy for residential property should be directed to the Architectural Control Committee, or the Board of Directors.

QUESTION:

Who determines the selection of trees, bushes, flowers and grasses used for landscaping common areas in Timber Pines?

ANSWER:

There are two distinct types of common areas inside the Timber Pines campus. There are the common areas that are owned (deeded to) the Timber Pines Community Association (TPCA), which are coordinated by the General Manager. There are also common areas that are owned by the twenty "sub-associations" which are coordinated by the Villa/Village Association Representatives and the Association Services Manager who coordinates the various contractors and contracts.

The Timber Pines Golf Course and Landscape Operations Manager budgets annually for the procurement of all of the landscape plants and material as well as their installation and maintenance for all non-sub-association-owned common areas.

TPCA is not responsible for the landscape selection or maintenance of any sub-association-owned property or common area with the exception of the Villa/Village signed entrance, any TPCA-owned Cul-De-Sacs and some retention areas inside or adjacent to the Villa's property. For these areas, TPCA maintains the Villa/Village entrance and the TPCA-owned Cul-De-Sac, and TPCA is currently responsible for mowing the Excavated Dry Retention Areas.

As a "General Rule of Thumb", all landscaping decisions, funding, and maintenance for TPCA-owned properties are budgeted and managed by TPCA. Likewise, all landscaping decisions, funding, and maintenance for sub-association-owned properties are budgeted and managed by the sub-associations through their Association Services Manager.

QUESTION:

Our Villa/Village would like to change the landscaping of our entrance to the Villa/Village. Can we make our own selection of plants/etc. for this area and purchase and plant them?

ANSWER:

No, for several reasons. All Villa/Village signed entrances are owned by TPCA. TPCA has both an aesthetic and fiscal responsibility to all residents for the uniform upkeep of the Timber Pines campus. The landscaping needs are such that it is necessary to maintain our "Florida-Friendly" landscaping through multiple bulk purchases of plants, fertilizers, insect control chemicals, ground cover materials, etc. throughout the year that are constantly maintained by TPCA staff for all common areas alike. There are safety concerns in the selection of bushes, shrubs and trees so that they are not placed where they could impair the visibility of drivers along roadways and cart paths. There are other physical concerns in the selection of landscaping such that it does not interfere with the irrigation system or present future maintenance problems from root systems inside the landscape area or under the roadway. A majority of the cost of landscaping comes from the perpetual maintenance of the areas which most residents' requests for special plantings do not stop to consider.

Residents may present their opinions regarding the selection of some landscaping materials, etc. to the Timber Pines Common Grounds Committee or the Board of Directors for consideration.

QUESTION:

There is a Cul-De-Sac on my street and I would like to have it landscaped differently. How do I get this requested?

ANSWER:

This depends upon the owner of the Cul-De-Sac area.

There are Cul-De-Sacs that are owned by TPCA and others that are owned by the sub-association Villa/Villages. If the Cul-De-Sac is a TPCA owned property then this set of policies apply to it. If it is a sub-association-owned property then the request needs to be taken up with the Villa/Village Association Representative (or alternate), and then forwarded to the Association Services Manager.

If the Cul-De-Sac is a TPCA owned property, then what can be done for landscaping will be governed by the availability of water in the Cul-De-Sac area. In general, Cul-De-Sac areas will sustain approved trees and shrubs/bushes without the need for external water. Most other flowers and plants will not be planted because they cannot be maintained properly to sustain their life. As a result, most Cul-De-Sac areas are limited to landscaping consisting of trees, shrubs/bushes and ground cover consisting of pine straw or other mulch.

For all TPCA owned property, residents may request inspection or maintenance of local Cul-De-Sac areas by submitting a "*Timber Pines Community Association, Inc. Request For Action – Report of Incident*" which will be reviewed by the Golf Course and Landscape Operations Manager who manages the respective budgets, or by contacting the Timber Pines Common Grounds Committee.

QUESTION:

Is the landscape policy for the common grounds areas of Timber Pines the same policy used in the administration of the golf courses?

ANSWER:

No. Although the staff for the maintenance of both the common grounds areas and the golf courses is the same, the golf courses may have different criteria used for the management of trees, shrubbery, plants and grasses on and along the golf course boundaries. However, all landscape decisions are evaluated and made by the Golf Course & Landscape Operations Manager for both the golf grounds and the common grounds areas.

QUESTION:

If there is a common area adjacent to my residence where landscaping will be changed, will I be notified in advance of the change?

ANSWER:

No. The decision for action is made by the Golf Course & Landscape Operations Manager. The Common Grounds Committee and the Board of Directors will be consulted prior to any major landscape project.

QUESTION:

If there is a common area adjacent to my residence where landscaping alters my view of the local grounds, may I request that it be changed?

ANSWER:

You may submit an "RFA" to have this reviewed, however keep in mind that uniform landscaping is a major goal to keeping-up the aesthetics in Timber Pines. There are many reasons for planned landscaping including beautification, privacy, noise abatement, soil/erosion management, wind management, etc. Homeowners are not guaranteed a view in the State of Florida.

QUESTION:

I have an idea for some landscaping in a Timber Pines common grounds area. How do I bring it forward?

ANSWER:

The most direct method for this is to submit a "*Timber Pines Community Association, Inc. Request For Action – Report of Incident*" which will be reviewed by the Golf Course and Landscape Operations Manager who manages the respective budgets, or by contacting the Timber Pines Common Grounds Committee.

Some things to consider when making the request:

- Is the request for a TPCA-owned common area or for a sub-association-owned common area?
- Is the request consistent with Timber Pines' "Florida-Friendly" materials for landscaping?
- Is there immediate access to the Timber Pines irrigation system for water?
- What is the cost to purchase the materials?
- What is the cost to install/create the landscape area?
- What is the annual cost to maintain the new landscape idea?
- Are there special chemicals, fertilizers, or insect management needs for the new landscaping?
- Is this request to maintain an existing TPCA-owned property up to current standards (for example to replace sod), or to upgrade the area above current standards (for example a one-off request to create a new roadside flower bed).

NOTE: If a resident really desires to have an active role in the future of the Timber Pines common grounds, golf grounds, or residential grounds, please consider applying for a committee member position on the Common Grounds Committee, Golf Committee, or Architecture Control Committee, or consider becoming a member of the Board of Directors.