



Landscape & Grounds Committee
Special Town Hall
February 22, 2022

***“Everything
You Always
Wanted to
Know About
the Skystone
Landscape,
But Were
Afraid to Ask!”***



Welcome to Skyestone!

*Home to hundreds of
hearty souls,
Where fierce winds blow
And creatures big & small...
fox, rabbits
& rattlesnakes...
are free to roam!*



Members of our Dedicated Committee are:

Mike Freece, Chair

Marsha Wells, Vice-Chair

Jean Backe, Secretary

Ed Bodnar, Past Chair

Marian Brady

Ron McOmber

Kay Osmundson

Cathy Schmit

Greg Schmit

*Gerry Hernandez,
Villas Snow Sub-Committee Chair*

Peter Keppler, 2022 Board Liaison

The Purpose of this Presentation?

So that residents can ask questions &
learn more about:

How We Care for the Community
Our Progress & Projects on the Horizon
The Challenges We Face



How We Care for the Community

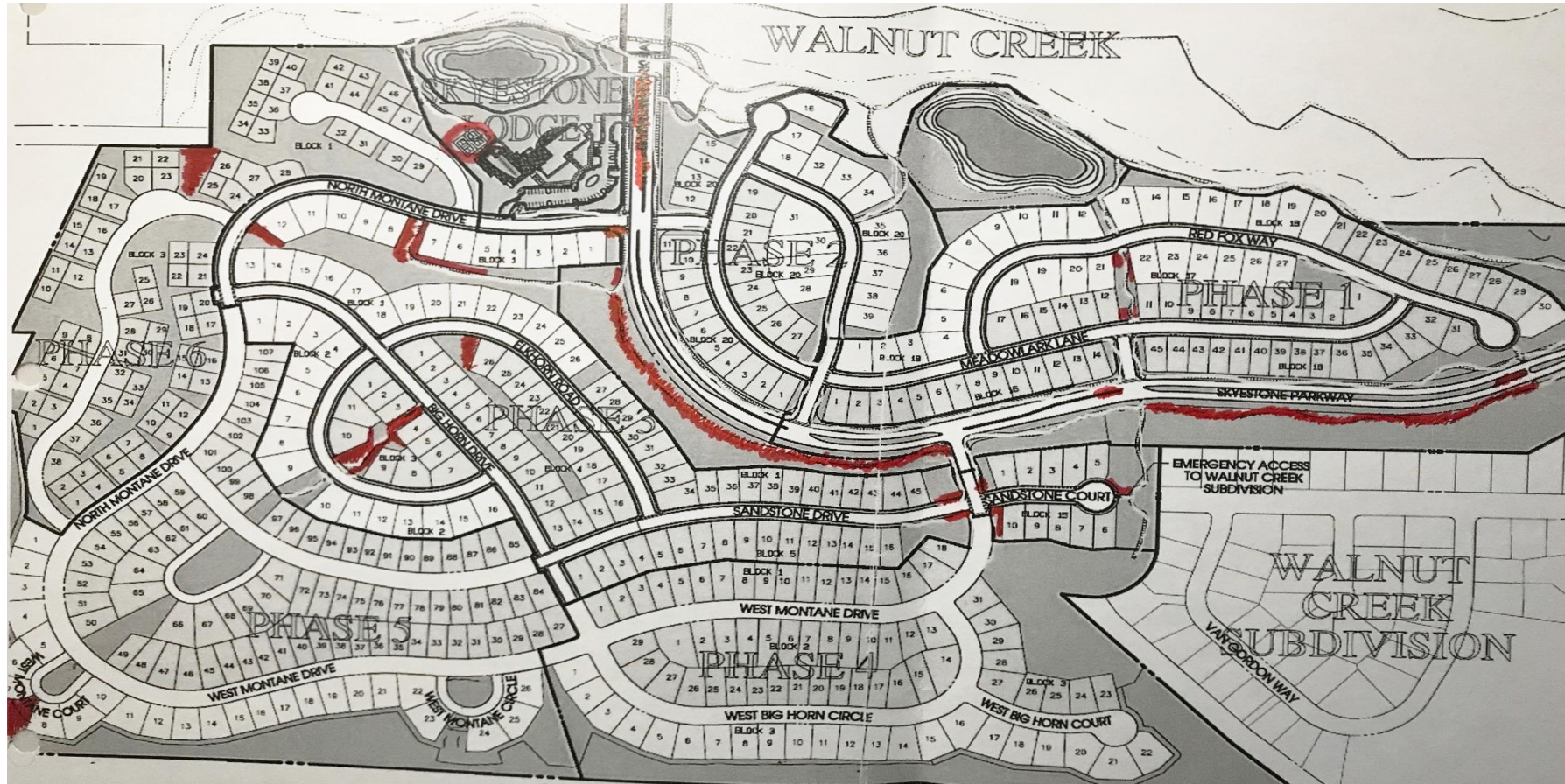
Winter Season

- Major Storm Communications
- Snow Removal Services
 - Primary Vendor & On-Site Supervisor
 - Ice Slicer – Safe for People, Plants & Pets
- Villas Snow Sub-Committee
- Post Event Reviews

Summer Season

- Mulch to Rock Transition
- Irrigation Operations
- Tree Care
- Turf & Native Grass Management
- Donors & Volunteers---Our Heroes!

Mulch to Rock Project 2021

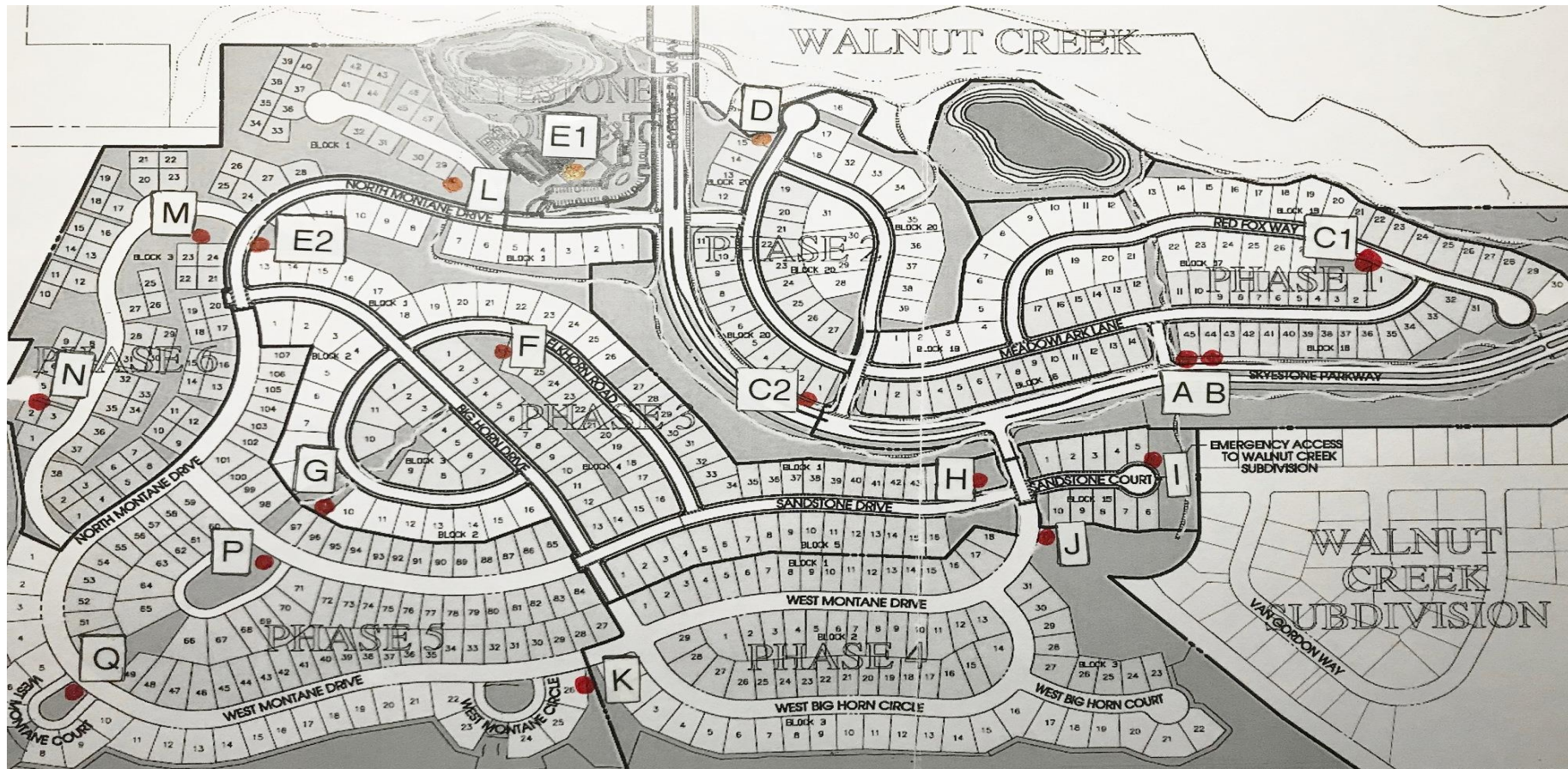


*Red areas
indicate
mulch to rock
transitions.*

Mulch to Rock Transition Benefits

- Reduces cost for mulch replacement
- Aides in drainage issues over walkway & trails
- Provides long term benefits for the community through temporary inconveniences

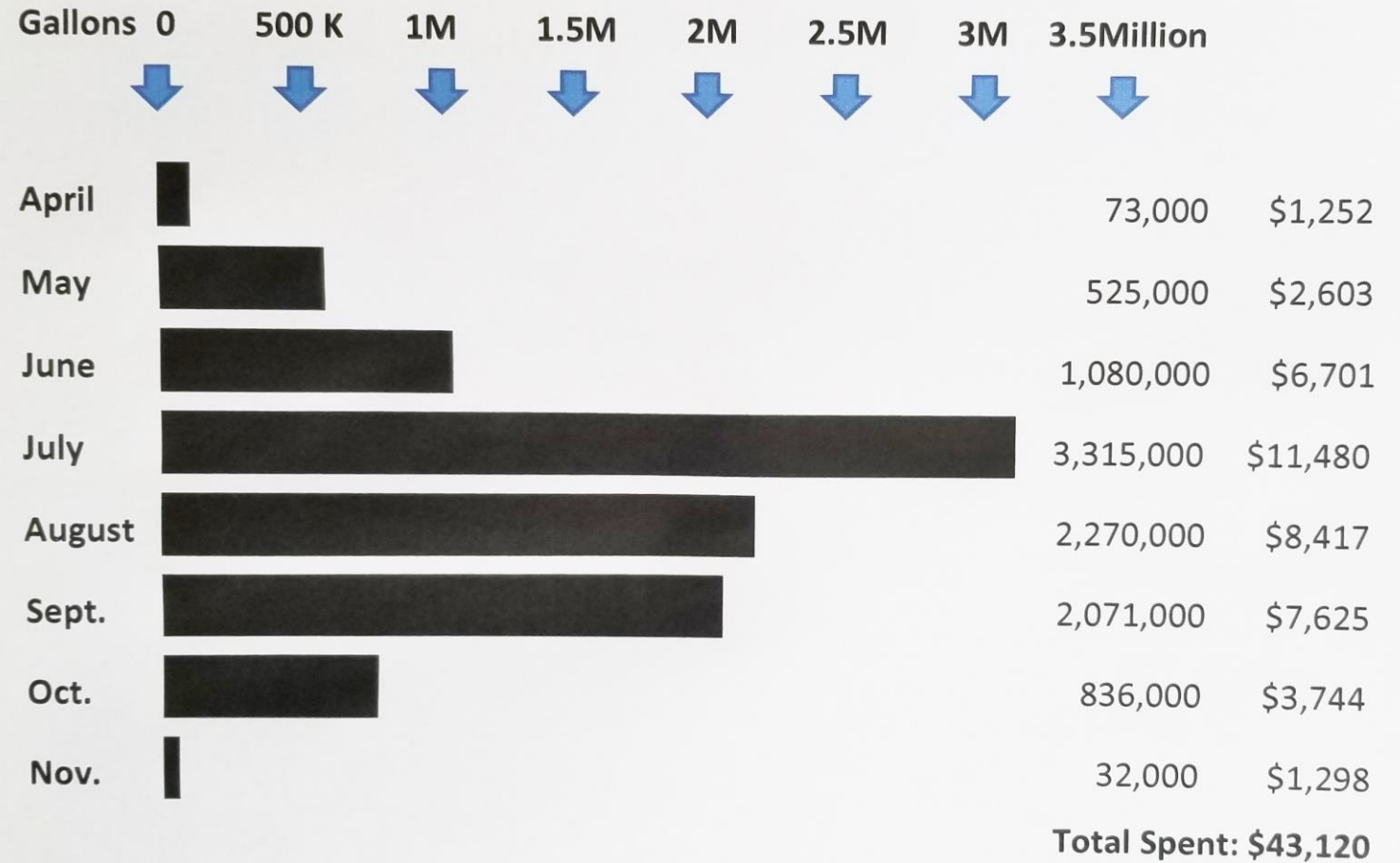
Irrigation Controllers [18]



*Red dots
indicate
controller
locations.*

Water Usage for 2021

\$43,120



Irrigation Repairs in 2021

Original installation issues resulted in many costly repairs:

- Arrowhead Landscape Services: \$55,021
- 150 hours of volunteer time helping to resolve minor repairs

Irrigation Operations

Current focus:

- Manage water costs, detect failures & make needed repairs

Future focus:

- Water conservation options

When You See Something, Say Something!

Report leak locations or other irrigation issues with pictures of the background, if possible, to help identify the area.

During Business Hours:

- Community Manager Michelle Moenigmann:
- 303-482-2213, ex. 267 or michelle@advancehoa.com

For Emergencies ONLY after Business Hours:

- Advance HOA Emergency #1-800-892-1423

LGC Tree Care: Volunteer Activities to Date in Phases 1-3

- Removal of 100+ dead trees
- Pruning of die-back on hundreds of damaged trees



Tree Care Basics

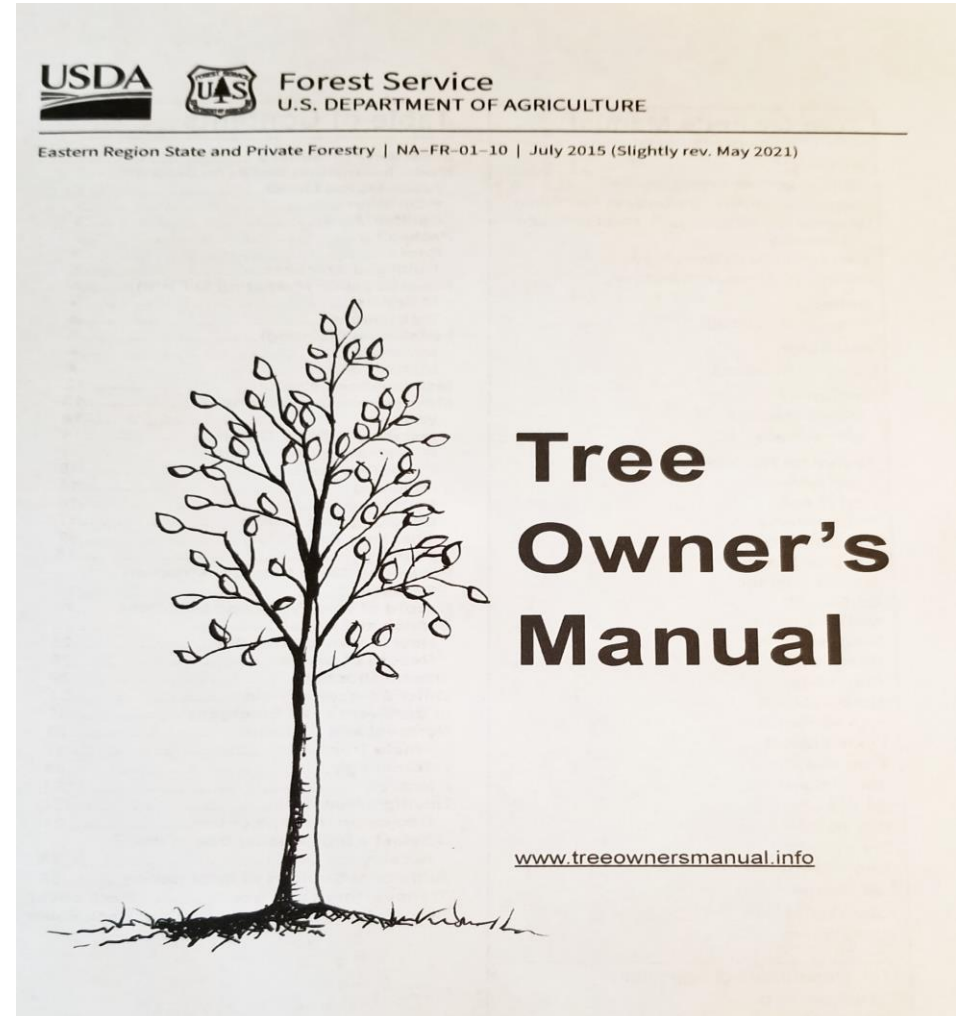
- Pruning
- Stake removal
- Winter tree wrap
- Tree lawn areas



Tree Care Guide

Looking for a good
planting & care guide?

www.treeownersmanual.info



Turf & Native Grass Management



Green: Irrigate & weekly mow
Yellow: Irrigate & mow 2x per season

Blue: Irrigate trees & shrubs only
(The native grasses in these areas are not watered. Native grasses are not intended to be irrigated after the first 2 years.)
Red: Native grass
(No mow/no irrigation)

*Donors &
Volunteers—
Our Heroes!*



2021 Donations = \$30,000+ in Value

One Large Chase Drain & Tons of Rocks!

Valuable Volunteers Opportunities

Weeding

Pruning/Removing Dead Trees

Removing Stakes/Straps from Trees

Fabric Placement

Spreading Mulch

& More!



Our Progress & Projects on the Horizon

Our Progress: Accomplishments in 2021!

Summer 2021

- Full maintenance responsibility assumed for Phases 1-6:
 - 2 Ponds
 - 1 Playground & Porta-Potty
 - 17 Mail Kiosks
 - 18 Garbage cans
 - 14 Pet stations

Our Progress: Accomplishments in 2021!

- Completed 28 projects throughout Skyestone
 - Ongoing conversion of mulch beds to rock
 - Ongoing removal of dead tree drip lines
 - Leveling of irrigation ruts to top with crushed gravel
 - And more!
- Full details of the projects can be found on the Landscape & Grounds Home Page @ www.Skyestone.org.

Projects on the Horizon—Near & Far

2022 & Beyond

- 15 Projects are on target throughout the Community
 - Removing dead trees & bushes
 - Replacing dead plants & adding color to existing beds with a focus on low water usage plants
 - Removing metal tree stakes
 - Continuing the conversion of mulch beds to rock
- Focus on Water Mitigation & Greater Native Plant Use

*Demonstration
Projects are
Underway*

Native Plant Flower Beds

Research &
design
completed

Grant for \$2320
awarded by the
City & County of
Broomfield

Installation
planned for late
spring of 2022

Potential to add
flower beds in
bare areas of
Skystone
landscape

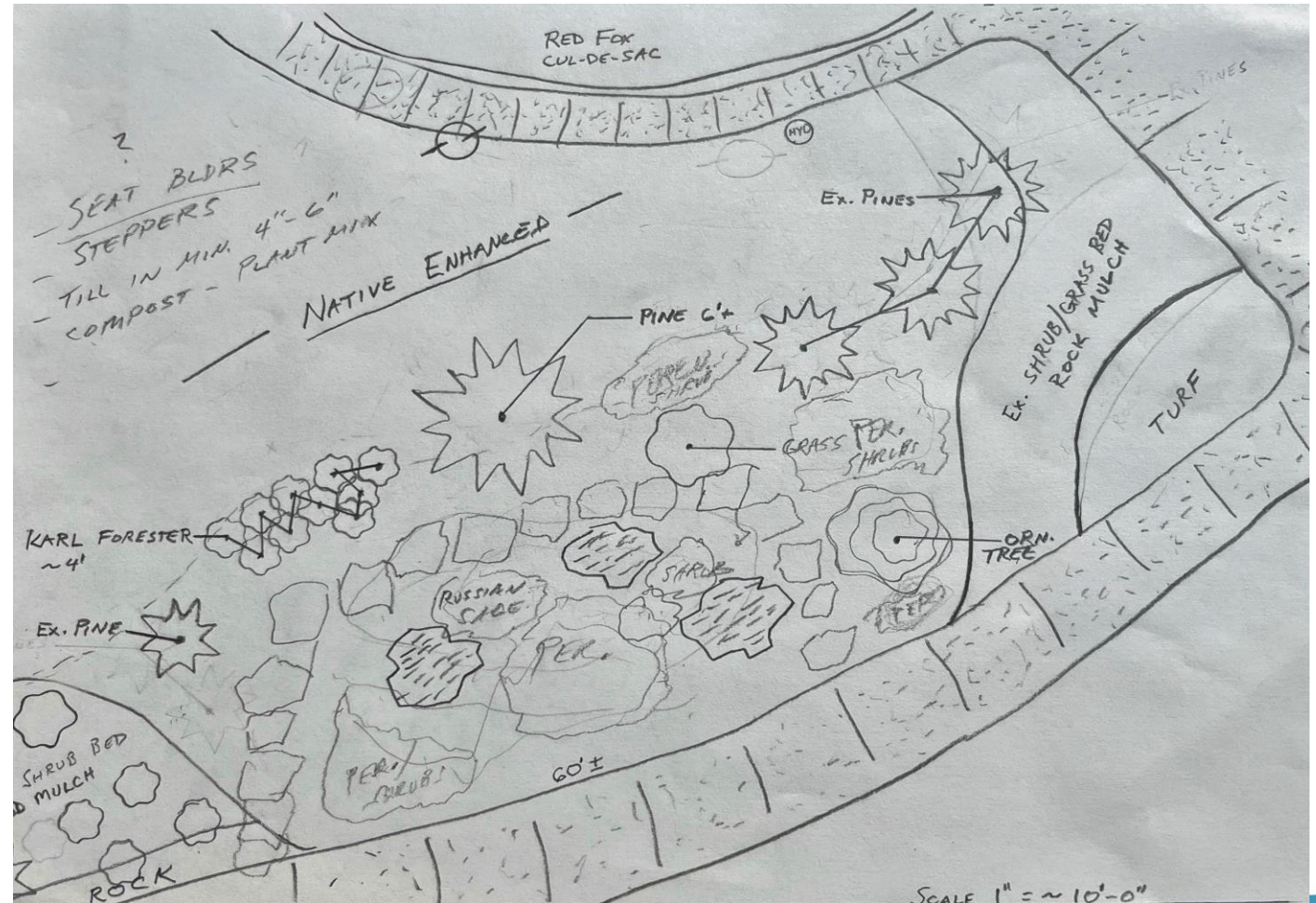


Low Water Turf



Volunteers Needed!

Native Plant Design



Low Water Turf

*Should we convert to Low Water Turf
as part of a long-term plan?*

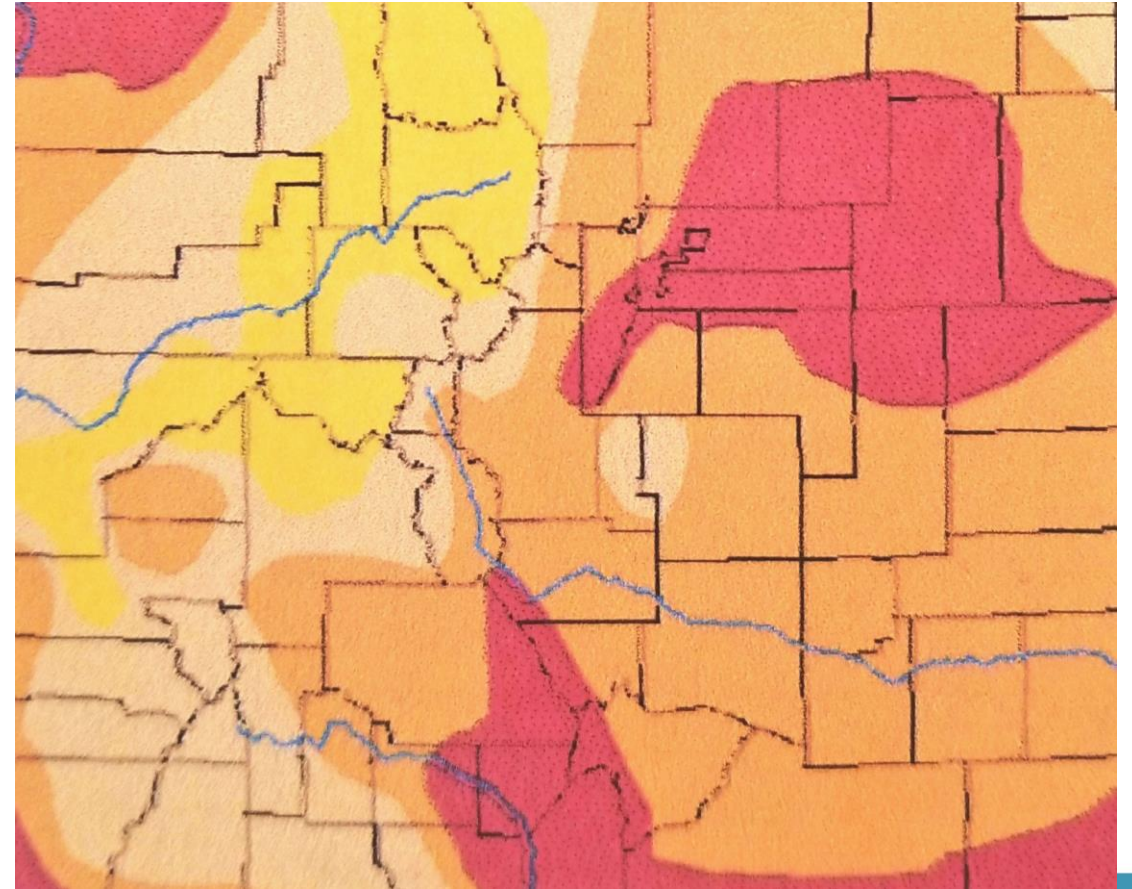
- Currently in research & data collection phase
- Large part of landscape costs goes to turf irrigation & maintenance
- A demonstration project could develop a cost/benefit analysis
- Professional expertise of Northern Water Conservancy District available @ www.northernwater.org
- Potential grants available to support a multi-year conversion project

LGC

Water Conservation
Activities
in Response to
Environmental
Trends:

Higher Temperatures
Lower Rainfall

U.S. Drought Monitor





The Challenges We Face

Creating the Annual Budget



Our Focus:
Preparing for Skyestone's
Current & Future Needs
as Efficiently as Possible.



Finalizing Vendor
Contracts



The Process:
Reviewing Project
Expectations



Submitting Final Draft
to Finance Committee
by Mid-August

Managing Landscape Vendors

Landscape Management

- Arrowhead Landscape Services

Pet Station Management

- Pet Scoops

Pond Maintenance

- Solitude Services

Port-a-Potty Maintenance

- United Services

Addressing Tract Ownership Challenges

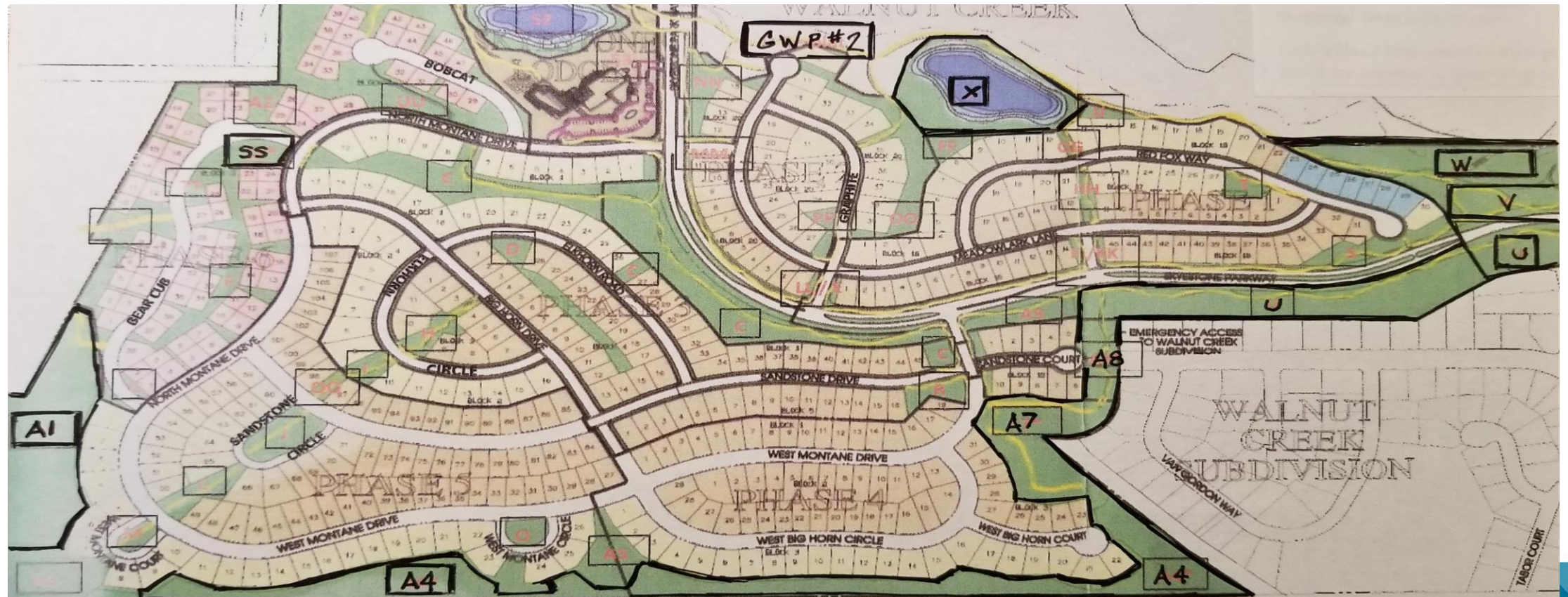
Tract Responsibilities

- 10 Segments of Skyestone belong to the City and County of Broomfield [CCOB]

U-V-W-X-A1-A4-A7-A8-SS-Great Western Park filing #4

- Currently No Maintenance Agreements Exist, but Negotiations are Taking Place

Tract Ownership Map



Addressing Legal Challenges

Improvement Projects on Hold

- Exterior Fence Maintenance & Repair [13,045 Linear Feet in Total]
 - First priority:
 - Phases 1-2 Privacy Fence = 2,500 L. F.
 - Phases 1-2 Crossbow Fence = 6,400 L.F.
 - Phase 3 Crossbow Fence = 6, 365 L. F.
- West Montane Circle Park

Addressing Emerging Issues

Periodically, concerns emerge that call for the Board of Directors to address. Recently, those include:

- Fire Mitigation Options
- Organic vs. Current Weed Control Methods

The LGC investigates issues, provides data and further supports the Board, as needed.



Final Thoughts



Responsibilities: Again, Who Does What?

The Residents?

The Skyestone HOA?

All Residents are Responsible to:

- Refrain from altering any part of the Common Property such as mowing native grass or planting on Common Property.

And, if applicable:

- Care for and/or replace any tree on their front property.
- Care for the inside of their fencing, placing any wire mesh on the inside of the fence, and repainting every 3-5 years. Stain type is listed in the ARC Design Guide.

The Skyestone HOA is Responsible to:

- Develop & Maintain the Common Areas of the Community

This includes:

All Phases 1-6

All Mail Kiosks, Recreational Areas & the Lodge

All Community Exterior Fencing



Interested in Knowing More?

Visit the Landscape & Grounds Committee Home Page @ Skystone.org

You'll find helpful landscape tips and more details about current projects that are underway or in the planning stages.

Have experience, a special talent or interest in the landscape of Skystone to share? Contact us through the Resident Request Form on the Home Page. We are always looking for:

- New Ideas
- Project Volunteers

Thank You for Your Interest!

To revisit this presentation:

Go to www.skyestone.org.

Click on the Landscape & Grounds Committee Home Page.

For follow-up thoughts or questions for the Committee:

Contact LGC Vice-Chair Marsha Wells: gwells529@gmail.com.

For follow up questions for the LGC Board Liaison:

Contact Peter Keppler: Peter.Keppler@skyestonehoa.org.