

BEAR CREEK HOME OWNERS ASSOCIATION, INC.
POLICY #0014: XERISCAPING IN BEAR CREEK
An Addendum to the Architectural Standards and Guidelines
Adopted: December 11, 2018

Pursuant to C.R.S 38-33.3-209-5 and the Bylaws and Declaration of Covenants, Conditions and Restrictions ("Declaration") for Bear Creek Subdivision the following resolution and procedures have been adopted by the Bear Creek Homeowners Association in order to provide an alternative method for landscaping in Bear Creek Subdivision, specifically guidelines for xeriscaping:

NOW THEREFORE, LET IT BE RESOLVED that the Bear Creek Homeowners Association hereby adopt the following policy and procedure in regards to xeriscaping and let this serve as an addendum to the Architectural Standards and Guidelines.

For the home owner who wishes to use the method of Xeriscaping for their front yard**, it is important and educational that they, and any landscaper they may hire, read pages 2 and 3 completely, before proceeding with this page. The reader will learn exactly WHAT Xeriscaping is, and, assist in understanding of the following guidelines.

Each lot in Bear Creek will be irrigated with domestic water. This means that water delivered to the trees and plants will operate from your house water. Xeriscaping requires much less water than normal grass (turf).

****FRONT YARD** is defined as any area between the two corners Of the streetfacing plane of the home

GUIDELINES — The Goal - Xeriscaping is a new, alternative form of landscaping in our culture which can enhance our homes and yards by creating a beautiful outdoor environment. A well-designed and well-planned xeriscape can also provide additional year-round interest and beauty to our yards and neighborhood.

All plans must include the following:

- * Balance — Symmetry — Flow — Color — Variety of heights . Irrigation plan
- * Minimum area of 50% drought-resistant, natural grasses, shrubs, plants
- * No more than 30% decorative/landscape rock using high grade weed barrier . Minimum of 20% mulches/soils
- * Minimum of 1 tree 2" diameter (consider space adequate for its full size at maturity)
- * Minimum of 1 (one) (5-gallon) plant/shrub/grasses for every 25 sq. ft. in front yard* *

NOTE: For educational purposes and resources for appropriate trees, plants, grasses, soils, and more, consult pages 2 and 3.

NOTE: Policy #14 is an addendum to the original BCHOA Architectural Standards and Guidelines for Landscaping, and, does not negate guidance in that document.

Policy # 14 serves to address Xeriscape — a new landscaping concept.

Xeriscaping in Bear Creek Subdivision

With the new homes now being built in Bear Creek, some owners are asking about a new trend of landscaping called Xeriscape (pronounced Zee-reh-skape). Due to its popularity, the Board of Directors of BCHOA introduces this document establishing Guidelines and Standards for the purposes of planning and installation of Xeriscaping front yards in Bear Creek Subdivision. **All owners must submit the BCHOA Architectural Review form in full, (to hoa.landscaping.forms@gmail.com or mail to 1304 Fivemile Creek Ave.) and receive approval before project begins.**

Unfortunately, too much information regarding this method, has been filled with MIS-information creating a great deal of MIS-understanding among the public.

WHAT IS XERISCAPE? Its name, the combination of two Greek words, "xeros" (dry) and "scape" (describing a scene) leads to the first mis-understanding. This new method of landscaping includes a specific design plan to include slow-growing, drought-resistant, native trees, shrubs, and plants to conserve water and reduce yard-trimmings.

WHAT IT IS NOT: It is not dry ONLY! - not just rocks and gravel — not native plants only nor a mono-culture of spiny plants. It is a myth that xeriscaping is simple, cheap, quick, requires "No Irrigation", and is "Maintenance Free".

Xeriscaping is a new, alternative form of landscaping in our culture which can enhance our homes and yards by creating a beautiful outdoor environment. A well-designed and well-planned xeriscape can also provide additional year-round interest and beauty to our yards and neighborhood. Xeriscaping is a system of 7 fundamental components.

7 Principles of Xeriscape are listed below.

1. Plan and design for water conservation
 2. Improve the soil
 3. Limit turf area
 4. Irrigate efficiently
 5. Select appropriate plants/shrubs/trees and hydrozone
 6. Mulch to reduce evaporation
 7. Maintenance of xeriscape
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In your planning process, consider the following elements: variety of height in plants, shrubs, and trees, their color/s and their character (eg. needles/leaves/spiny/smooth).

Are they a vine or bushy, or are they perennials, a groundcover or grasses?

Designs are created in sections, segments, and sequentially aligned with the micro-climates (eg. where is the sun? shade? winds? daytime and night temperatures) within the area to be used. Plans show the entire area to be included and the style (how they are to be organized).

DESIGN Process: 3-Styles — Formal — Informal — Natural

Formal - Orderly, balanced grouping of elements to compliment one another or as an accent or a focal point. Often includes straight paths to front door with symmetrical plantings on each side. Plants selected use a drip system for adequate watering.

Informal - Has few or no linear lines using curved, flowing beds, less defined edges or forms, and uneven masses that blend into each other. Water conservation is readily integrated into informal styles.

Natural — Elements are selected for design features such as form, texture, balance, and color, and are grouped according to their natural association, compatibility, water needs, and/or the ability to meet a specific niche.

"Sensing the site:" Indoor / Outdoor Relationship - How will the project area look? From inside the house? From the outside? A. From inside your home, look outside and visualize if that is what you want to see when looking outdoors. B. Then, go outside to the front sidewalks and look toward your home. Ask yourself if what you have planned will appeal to your family and friends? Do I feel comfortable? C. Further Outdoor — Views-- From this view, does my site blend in with the neighborhood esthetically and ecologically? Does it look barren? How will this yard look during each season, especially in winter?

Mulches — Choosing from a large variety of mulch products (colors, sizes, textures) not only aids in the control of evaporation, but adds large swaths of color. Using unique specimenrocks or boulders also adds interest, increases color and distinction to your yard.

Irrigation - Implementing an irrigation system including drip lines will provide the appropriate amount of moisture to each tree and plant, using minimum of water.

Remember, in developing your design, the goal is for balance, flow, and symmetry using those elements listed above. In the selection of trees and other plants for xeriscaping, it is important to remember this Rule-of-thumb.

"Plants do what they need to survive... The more similar to the growing conditions are to the plant's natural environment, the more likely the plant will be healthy in cultivation." (Gayle Weinstein pg. 9)

Suggested Resources -

Xeriscape Handbook— A How to Guide to Natural Resource-Wise Gardening — Gayle Weinstein

Xeriscape Plant Guide — 100 Water-Wise Plants for Gardens and Landscapes — Introduction by Rob Proctor

Colorado Trees and Wildflowers — An Introduction to Familiar Species - Kavanagh/Leung (A POCKET NATURALIST GUIDE)

More ideas — Montrose Botanical Gardens

Colorado State Wall Calendars showcasing flora and fauna in our state