

Renovation of the Center Median Starting this Week

We think that most homeowners will agree that the Center Median is in dire need of attention. It is part of the “first and last impression” for owners, guests, and prospective buyers. So we are happy to announce that after careful planning and deliberation, the HOA Board of directors voted to fund the renovation of the center median.

Board member Lisa Riccomini was tasked with overseeing the planning of this project together with our GM, Diane Rossiter, and volunteer Dr. Kate Vadehra. Together they hired landscape architect Paul Lewis of Courtland Studio Architecture and asked him to present a plan that includes low maintenance “water wise” plant choices (but not “desert scape”), multi-season color, greenery, and measures to resolve soil inadequacy and irrigation short-comings. With those guidelines, Paul drew two landscape options for Board consideration, and late last year the Board approved one of them. Now that Spring has arrived, planting will start and last through the month of April. There should be very little disturbance to the traffic flow—but please slow down while work is in progress. The approved plan is posted on www.bellcanyon.com for those who would like to see the island-by-island design.

The scope of the project includes:

- Amend soil with nutrients, organic matter, and additives, based on soil analysis
- Remove existing plants and replace with 3,500 new five-gallon plants
- Replace failed Redbuds and missing Sycamores with twenty 36-inch box sycamore trees
- Replace the current irrigation lines with thousands of feet of “smart” drip irrigation, Netafim, a grid system designed to provide full water coverage with minimal waste.
- New irrigation controller with rain sensor and new valves to separate trees and plants
- 13,500 square feet of Weed Barrier
- Decorative mulch and River Rock.

Process and bids:

Once the plan was approved by the Board, the specifications were sent out to licensed landscape firms for bid. All firms presented two bids for one and five-gallon plants. The Board, after much deliberation, decided to opt for the five-gallon plants. The Board could have chosen a less expensive approach of using one-gallon plants, but after discussion, believed the importance of the median warranted the larger, more expensive plants. The three landscape companies that submitted complete bids were:

- Pacific Vista Landscape for \$113,932.75 plus \$6,772.90 for weed barrier
- Diamond Landscaping for \$208,845 with no weed barrier
- Buena Vista Landscape for \$133,060 with no weed barrier.

The bid was awarded to Pacific Vista and **work will begin on March 28 and is expected to be finished around April 27.** Landscape Architect Paul Lewis will approve plant material and guide Pacific Vista on plant location and the over-all implantation of the plan. The landscape lighting will also be updated. Pacific Vista will maintain and warranty their work and the plant material for 60 days after project completion, and we are in negotiations for a 12-month maintenance plan as well.

This is an important project for Bell Canyon, not lightly undertaken by the Board, given the money spent and acrimony created when the median was re-landscaped less than 10 years ago by a prior Board. We tried to make the existing landscape “work,” but recent professional soil analysis tells us that the soil was not amended sufficiently to support the landscape and that the irrigation system was inadequate for the mix of trees and various plants that were installed. Some existing plants that can survive transplant will be reused in other parts of the Canyon where “desert scape” is appropriate.

Thank you for your continued support in making Bell Canyon a unique and beautiful place for our residents to call home. Next project will be the Bell Canyon Community Center renovation... Please stay tuned.

Sincerely,

Eric Wolf
BCA President

