

TWO RIVERS HOME OWNERS ASSOCIATION

LANDSCAPE IMPROVEMENT PLAN

OCTOBER 2024

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SUBMITTED: *Jan C. Linn* DATE: 10/21/24

TR HOA LANDSCAPE COMMITTEE

APPROVED: Approved at TR BOB meeting
on 10/21/24 *Jan C. Linn* DATE: 10/21/24

TR HOA BOARD PRESIDENT

EXECUTIVE SUMMARY

Over the last 4 years the Two Rivers (TR) Board of Directors (BOD) has placed heavy emphasis on the removal of the over 400 poplar trees in the common areas that had become problematic. As a result of that effort, it was difficult to place resources on the other landscape improvements in the rest of the common area. With the poplar tree removal project now completed, this plan identifies key areas of landscaping and the associated recommendations to improve those areas with estimated cost and schedule over a three- year period and suggested areas for ongoing annual needs.

This plan does not include the already approved berm rehabilitation plan that was approved in 2020.

The estimated cost and schedule for the recommended improvements in the identified landscape areas are in Appendix A.

INTRODUCTION

The TR residential development has been in existence since 2002. At that time the developer did a lot of heavy planting of trees and plants to give the neighborhood an immediate visual impact for the purpose of marketing and sales.

Over the last 22-23 years, that landscaping has matured with trees growing to full size and plants now in many cases approaching their end-of-life cycle. As a result, there is overcrowding of trees in many areas and plants that no longer have the full effect that they had in their prime of life.

The TR BOD over the last several years has implemented several projects to help maintain the landscaping in good condition. Examples of this include:

1. Removing over 600 poplar trees that reached either their end of life, were damaging property, or had become a hazard to property and safety. This project is now complete.
2. Implemented a five-year plan to rehabilitate the common area berms along the boulevard streets by thinning out trees and revegetating the

berms with new plant materials. This project is expected to be complete in 2026-2027.

It is the purpose of this improvement plan to address those areas needing improvement that were not covered by other projects. This plan will identify focus areas, evaluate the needed improvements, recommend actions needed with estimate cost and schedule to complete.

The areas of landscaping to be addressed by this plan include the following:

1. Removal of trees on common area that are overcrowded, diseased, dying, or hazardous.
2. The rehabilitation of the traffic islands throughout the TR neighborhood.
3. The TR Clubhouse area.
4. Removal of distracting tree stumps
5. Pond cattail management
6. TR pond shorelines

This plan does not include the rehabilitation of the TR boulevard rehabilitation activities that are in a separate approved plan.

SECTION 1- REMOVAL OF COMMON AREA TREES WHICH ARE OVERCROWDED, DISEASED, DYING, OR HAZARDOUS

TR has many trees and bushes that are now too close together. As a result trees and bushes have had to compete against each other. Additionally, trees were planted in rather poor soils and were not able to develop strong root structures. Another factor that has affected the TR tree population is the recent introduction into the Treasure Valley is Phytophthora and Anthracnose diseases affecting a number of species in TR that is causing early dying of trees. This has resulted in trees that have not developed into their full potential. Indicators of this include:

- Stunted growth or dead canopies at eye level

- ~ Diseased and dying earlier than normal
- ~ Abnormal leaning and falling trees.

The TR common areas have been evaluated and for needed actions in order to save healthy trees, improve appearance of the trees and common areas.

The Eagle Road and Mace Trail berms has been evaluated as having the most concentrated issues regarding overcrowding, dying or dead bushes and trees and therefore is the focus of this section of the plan.

Beyond that there are a number of identified trees on the TR boulevard streets that are now in need of removal and/or editing. Below are the identified areas with recommended budgets:

- A. (8) Eagle Road berm south from south boundary to Two Rivers Drive- \$1,000
- B. (2) Eagle Road berm south from Two Rivers Drive to Island Woods Drive- \$12,000
- C. (4) Eagle Road berm north from Island Woods Dr to Mace Parking lot- \$15,000
- D. (6) Mace Trail from Eagle Road going west to corner- \$15,000
- E. (7) Mace Trail from corner going south to Mace Road- \$5,000
- F. (1) Two Rivers Dr from Eagle Road to Channel Way, remove and replace 5 diseased maple trees - \$13,500
- G. (3) Island Woods Drive from Eagle Road to Channel Way remove 3 dead maple and replace with 2 new trees- \$4700
- H. (5) Channel Way from Two Rivers Drive to Island Woods Drive 3 dead or hazardous trees- \$1000

Those areas with the most visibility should receive the highest priority. The number in parentheses are evaluated as being the highest to lowest priority (#1 is the highest priority). NOTE: The Eagle Road berm area includes the west side of the berm going east out to Eagle Road.

After the above work is completed, it is recommended the TR HOA budget \$12,000/year in removing and replacing trees and bushes as needed in the common areas on an ongoing basis.

The following is the recommended schedule and cost of the above needed actions:

	2025 Estimate	2026 Estimate	2027 Estimate	2028 Estimate
F	\$13,500	G \$4,700	D \$15,000	\$12,000/year
B	\$12,000	C \$15,000	E \$5,000	
		H \$1,000	A \$1,000	
TOTALS:	\$25,500	\$20,700	\$21,000	\$12,000/year

SECTION 2- REHABILITATION OF THE TRAFFIC ISLANDS

Throughout the neighborhood are 26 individual landscaped traffic islands at the entrances, intersections and centers of streets (See Figure 1). Some of these islands have had the landscaping redone, others need attention now and the rest will need attention at some point in time. This plan includes a spreadsheet that summarizes the features of each island, the severity of the current health and what work needs to be completed.

There are 7 islands in urgent need of care, 5 with moderate need and the rest with minor needs of care. Please refer to the spreadsheet. The spreadsheet presents an estimated cost for each island as applicable.

The Islands that are in the worst condition and need a complete rehab are:

#1, #2, and #3 Island Woods Dr Entrance to Two Rivers

#6 Island Woods and Channel Dr

#11 Osprey Island and Mace Road

#15 Lake Point Way/Two Rivers Drive

22 River Trail and Channel Way.

Islands #1, #2, and #3 are ranked high as to need as they are the welcoming islands coming into Two Rivers but currently, they are not to the standard that Two Rivers should be. However, due to the cost involved their rehabilitation should be spread out over a 3- year period.

Island #12 at Osprey Island and Mace Road will require moderate attention including removing boxwoods and other shrubs and adding flowering shrubs to match the work of island #11.

The estimated cost for Islands #6, #11, #15, and #22 to be completely re-done is \$2,500 each for a total 2025 budget of \$10,000. The remaining Islands (excluding the entrances), could use minor pruning that would make a great improvement. The total estimated cost for the remaining Islands is \$13,250 (excluding the entrances).

The entrance Islands will need to be completed with their respective corners. We estimate the main entrance to cost a total of \$50,000 and the Two Rivers entrance to cost \$25,000. **The total island rehabilitation estimate is \$98,250.**

The spreadsheet presents an estimated cost for each island as applicable. If the TR BOD desires to build more of a level of landscape consistency in the majority of the islands the cost may be greater. Regardless of the approach, due to the significant cost involved due to the number of islands in TR, all of the islands can't be addressed in a 2-3 year period. It is recommended the BOD should budget a dollar amount to the deal with 4-5 islands per year until all have been addressed. The islands that were evaluated as the worst should be addressed first with a higher priority in the next two years. After 2027, those remaining islands (#24, #25, #26) should be re-evaluated as they may change for various reasons and need to be re-prioritized.

For 2025, 2026 and 2027, the following is recommended:

2025:	Island #	Estimate (\$)	2026:	Island #	Estimate (\$)
	1	10,000		2	10,000
	6	2,500		13	1,500
	11	2,500		18	1,000
	15	2,500		20	3,000
	22	2,500		10	1,500
	TOTALS	\$20,000			\$ 17,000

2027:	Island #	Estimate (\$)
	3	10,000
	7	500
	8	1,000
	9	500
	12	750
	14	1,500
	16	500
	17	500
	19	250
	21	250
	23	500
	TOTAL	\$16,250

SECTION 3- CLUBHOUSE AREA IMPROVEMENTS

The landscaping around the clubhouse area (including tennis court, basketball court, pool area, and pump house) has been improved over the years on an as needed basis. The landscape has matured and this section identifies those additional improvements needed. The area was surveyed by the TR Landscape Committee and the following was identified (See figure 2):

<u>ITEM #</u>	<u>DESCRIPTION</u>	<u>COST ESTIMATE</u>
1	Remove bottom 3 limb rows of fir tree	\$30
2	Remove bottom 6 -7 limb rows of pine tree	\$70
3	Remove muti trunk spruce tree and grind	\$900
4	Remove bottom 4 limb rows of tree	\$40
5	Remove weed grass from fountain water	\$40
6	Remove tree and underbrush. Leave 2 Japanese Maples	\$200
7	Clean up bottom of tree	\$40
8	Clean up bottom of tree	\$45
9	Remove bottom 2 limb rows of tree	\$50
10	Remove bottom 2 rows of tree	\$25
11	Remove bottom 2 rows of tree	\$25
12	Complete concrete pathway between 2 courts	\$2,000
13	Remove all juniper trees and plants (150') and install 4-10" river rock	\$3,000
14	Cut bottom 2 two rows of any trees in the area	\$100

15	Cut bottom 2 rows of the 3 trees in the area	\$100
16	Install 2" black mulch in all planter areas	\$3,500
	TOTAL	\$10,165

All items with the exception of 12 and 13 can be completed in 2025 with those two items in 2026.

SECTION 4- REMOVAL OF DISTRACTING STUMPS

In order to manage the landscaping, the Home Owners Association (HOA) has had to remove many of the trees over the last several years. The reasons are various and include:

1. Over 600 poplar trees that had reached end of life or had become hazardous
2. Thinning out of mature trees that cause overcrowding
3. Removing sick and dead trees
4. Removing trees that created hazard to property and personnel.

In order to address the removal of trees and stay within budget many stumps have been left with the intention of coming back at some point and removing them.

This plan outlines what stumps should be removed with a cost and schedule for budgeting purposes to better enhance the neighborhood landscaping. It will also address how to manage remaining stumps not specifically addressed in this plan.

Those stumps that are most visible to drivers and those walking are the targeted stumps to be removed (See Enclosure 1). These stumps are the ones most visible and when removed will provide the greatest effect on landscaping.

Stump removal will be done with stump grinders and where possible and reasonable the grinding material will be placed on the associated berm for appearance and moisture retention.

REMOVAL SCHEDULE

This plan will be a 2 year plan with approximately 50% of the stumps removed in FY-2025 and the rest in FY-2026. The schedule is to be as follows:

FY-2025:

Two Rivers Drive (north and south)	24
Eagle Road	4

FY-2026:

Island Woods Drive	4
Mace Road	4
South Channel Way	3
Tesoro Trail	13

NEEDED BUDGET

The average cost to remove the stumps in 2025 is \$200/stump due to the large size of several of the Two Rivers Drive stumps.

The budget for 2025 should be \$5600.00

The average cost to remove the stump in FY-2026 is \$185/stump which will have not as many large stumps as in 2025.

The budget for 2026 should be \$4500.00

OTHER COMMON AREA STUMPS

Other stumps in the Two Rivers Neighborhood not already identified in Enclosure 1 will not be removed in this plan. This includes stumps that are on pond shorelines and in areas not readily seen by traffic or walkers such as in the “bowl area” behind the Eagle Road berm. These stumps are harder to get to, more expensive to grind and remove the ground material. In these cases, if an individual homeowner wants a stump removed directly behind their home, they can request to remove the stump at their own cost using the Architectural Control Committee (ACC) landscape form. In some cases where homeowners have multiple stumps, they may request a cost share with the HOA.

FUTURE STUMP REMOVAL MANAGEMENT:

It will be the goal that for any future tree removal activity the work and cost for stump grinding will be included in the bidding process.

LIST OF TARGETED TREE STUMPS

The following list of tree stumps are highly visible and determined by the Two Rivers Landscape Committee that they should be removed to enhance the appearance and quality of the two Rivers neighborhood.

- A. Eagle Road:
 - a. south of Island Woods Drive-- 4
 - b. north of Island Woods Drive-- 0
- B. Island Woods Drive:
 - a. Clubhouse to Eagle Road
 - i. south side-- 2
 - ii. north side-- 1
 - b. Clubhouse to Grand Island Drive-- 1
- C. Mace Road:
 - a. South Side-- 4

D. South Channel Way:	
a. Rivermont Lane to River Moor--	1
b. Rivermont Lane to Two Rivers Drive--	2
E. Tesoro Trail:	
a. West--	3
b. East--	10
F. Two Rivers Drive:	
a. Channel Drive to Eagle Road (south side)--	24
b. Channel Drive to Eagle Road (north side)--	0
TOTAL:	52

A summary of this section is found in Appendix A.

SECTION 5- POND CATTAIL MANAGEMENT

Cattails are a nice enhancement to the appearance of a pond. They provide a shoreline buffer to prevent erosion and minimize nutrient input into the water and promote unwanted algae or submersed pant growth. Also, cattails provide wildlife habitat, shelter for birds, food and cover for fish and for insects they eat. Cattails are a source of oxygen and help regulate the temperature of the water.

However, if left unchecked cattails can have negative effects and it is important to control their growth. Cattails have a large rhizome system that is capable of rapidly expanding within shallow water and can become invasive easily take over in a pond reducing the diversity of plant and animal life. Also. Cattails can create a line-of-sight and access hinderance.

Over the years, cattails have not been management priority and in some ponds have become a nuisance. This program's goal is to control cattails in selected ponds and reduce the population by 30-40%.

Management control will be done by a combination of mechanical removal and herbicide spraying. The selected ponds are as follows (See Figure 3):

<u>POND #</u>	<u>MAP ITEM #</u>	<u>RECOMMENDATION</u>	<u>ESTIMATE(\$)</u>
1	1	Cut and Treat 60'	240
2	1	Cut and Treat 15'	60
	2	Cut and Treat 10' left side of rocks	40
	3	Cut and Treat 40' right side of rocks	160
	4	Cut and Treat 40'	160
	5	Cut and Treat 70'	280
	6	Cut and Treat 50'	200
3	1	Cut and Treat 60'	240
4	1	Cut and Treat Outside 20'	80
	2	Cut and Treat Outside 20'	80
5		Nothing needed at this time	NA
6		Nothing needed at this time	NA
7		Nothing needed at this time	NA
8	1	Cut and Treat 60'	240
	2	Cut and Treat 25'-leave 3' on ends	100
	3	Cut and Treat 10' on sides of shrub	40
	4	Cut and Treat 40'	160
	5	Cut and Treat 10'	40
14	1	Cut and Treat 10'	40
	2	Cut and treat 20'	80

14	3	Cut and Treat 60'	240
	4	Cut and Treat 60'	240
	5	Cut and Treat 100'	400
15		Nothing needed at this time	NA
16	1	Cut and Treat 20'	80
	2	Cut and Treat 40'	160
17		Nothing needed at this time	NA

ASSUMPTIONS FOR COST ESTIMATE:

1. A stretch of cattails has a 6' width into a pond.
2. Cutting of cattails is done to water level and done in the fall
3. Cutting cattails includes removing the biomass from Two Rivers.
4. Contacted labor is at \$60/hr.
5. Disposal cost of biomass is separate and not included at \$37/ton.
6. Cattails can be cut and removed at 15 shoreline linear foot/hr.
7. Total area identified is 4,320 square feet (~0.10 acre) Spray cost is \$600/acre with 1 acre minimum. Annual spray cost will be \$600/yr.
8. Above estimate only includes cutting and removal.

The ponds that have the highest level of cattails should be treated first. Those ponds are 2, 8, 14, and 16. They are the candidates to be done in FY -2025. The remaining ponds can be done in in FY-2026. The schedule for the next two years would be as follows (See Figure 3):

FY-2025:		FY-2026	
Pond 2:	\$900	Pond 1:	\$240
Pond 8:	\$580	Pond 3:	\$240
Pond 14:	\$1,000	Pond 4:	\$160
Pond 16:	\$240		
Spraying:	\$600	Spraying:	\$660
Disposal cost:	\$2,000	Disposal cost:	\$,1500
TOTAL:	\$5,320		\$2,800

SECTION 6- POND SHORE LANDCAPE

The pond shorelines are maintained to provide access to the common areas of the ponds for fishing, line of sight for the ponds, maintain a quality appearance. The landscape contractors maintain the common area grounds and the water quality in the ponds. There is no contract for the maintenance of the trees in the common areas around the ponds. The many poplar trees that were around the ponds have been removed. The following is the recommendation for the improvement in the remaining tree population (See Figure 4):

<u>POND #</u>	<u>MAP ITEM #</u>	<u>RECOMMENDATION</u>	<u>ESTIMATE(\$)</u>
1	1	Clean up low lying shrubs	0
	2	Cut bottom 2 rows of tree	70
	3	Cut bottom 2 rows of pine	70
2	1	Remove dead tree	500
	2	Cut bottom 2 rows of 3 pine	210
	3	Cut bottom 2 rows of 4 pine	280

2	4	Plant new trees and/or bushes	1,500
3	1	Cut 2 rows of evergreen	70
4	1	Cut bottom 2 rows of 1 tree	60
	2	Cut bottom 2 rows of 1 tree	60
	3	Cut 2 rows of multiple trees	
		About 200 of evergreen/pine	3,000
5	1	Remove 2 evergreen trees and cut 2 rows of all other trees	1,500
	2	Cut bottom 2 rows of 2 trees	120
6	1	Remove leaning tree over pond	400
		Cut 2 rows of 7 trees	500
7		Nothing needed at this time	0
8	1	Cut bottom 2 rows of 7 trees	500
	2	Cut bottom 2 rows of 7 trees	500
14	1	Cut 2 rows of 7 trees	750
15	1	Cut lower/dead branches 3 trees	240
16	1	Cut 2 rows of 7 trees	525
	2	Clean vines and brush	500
17		Nothing needed at this time	0

The schedule for the next two years would be as follows:

FY-2025:		FY-2026	
Pond 1:	\$140	Pond 6:	\$900
Pond 2:	\$2,490	Pond 8:	\$1,000
Pond 3:	\$70	Pond 14:	\$750
Pond 4:	\$3,120	Pond 15:	\$240
		Pond 16:	\$1,025
		Pond 5:	\$1,620
TOTAL:	\$5,820		\$5,535

SECTION 7- WATER FEATURES

There are 14 water features that are in the TR common areas. These features are in need to periodic maintenance including, debris cleanout, moss and grass overgrowth removal, liner repair, immediate landscape replacement/update, and pump replacement. It is recommended the TR HOA budget \$4,000/year for the as needed maintenance of the identified needs.

APPENDIX A

	2025	2026	2027	2028
TWO RIVERS CLUBHOUSE				
Items 1-11 and 14-16	\$ 5,165.00			
Items 12 and 13		\$ 5,000.00		
TWO RIVERS TREES AND BUSHES				
Items F and B	\$ 25,500.00			
Items G, C, and H		\$ 20,700.00		
Items D, E, A			\$ 21,000.00	
Outyears annual				\$ 12,000.00
TWO RIVERS ISLANDS				
Islands 1,6,11,15,22	\$ 20,000.00			
Islands 2,10,13,18,20		\$ 17,000.00		
Islands 3,7,8,9,12,14,16,17,19,21,23			\$ 16,250.00	
Islands 24,25,26				\$ 25,000.00
TWO RIVERS POND SHORELINES				
Ponds 1,2,3,4,	\$ 5,820.00			
Ponds 5,6,8,14,15,16		\$ 5,535.00		
POND CATTAILS				
Cut & Spray ponds 2,8,14,16	\$ 5,320.00			
Cut and Spray ponds 1,3,4		\$ 2,800.00		
TREE STUMPS				
TR DR (N&S)- 24				
Eagle Road- 4	\$ 5,600.00			
Island Woods Dr- 4				
Mace Road-4				
SouthChannel Way- 3				
Tesoro Trail- 13		\$ 4,500.00		
As needed on annual basis			\$ 1,000.00	
WATER FEATURES	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00
TOTAL	\$ 71,405.00	\$ 59,535.00	\$ 42,250.00	\$ 41,000.00

TWO RIVERS™ SUBDIVISION

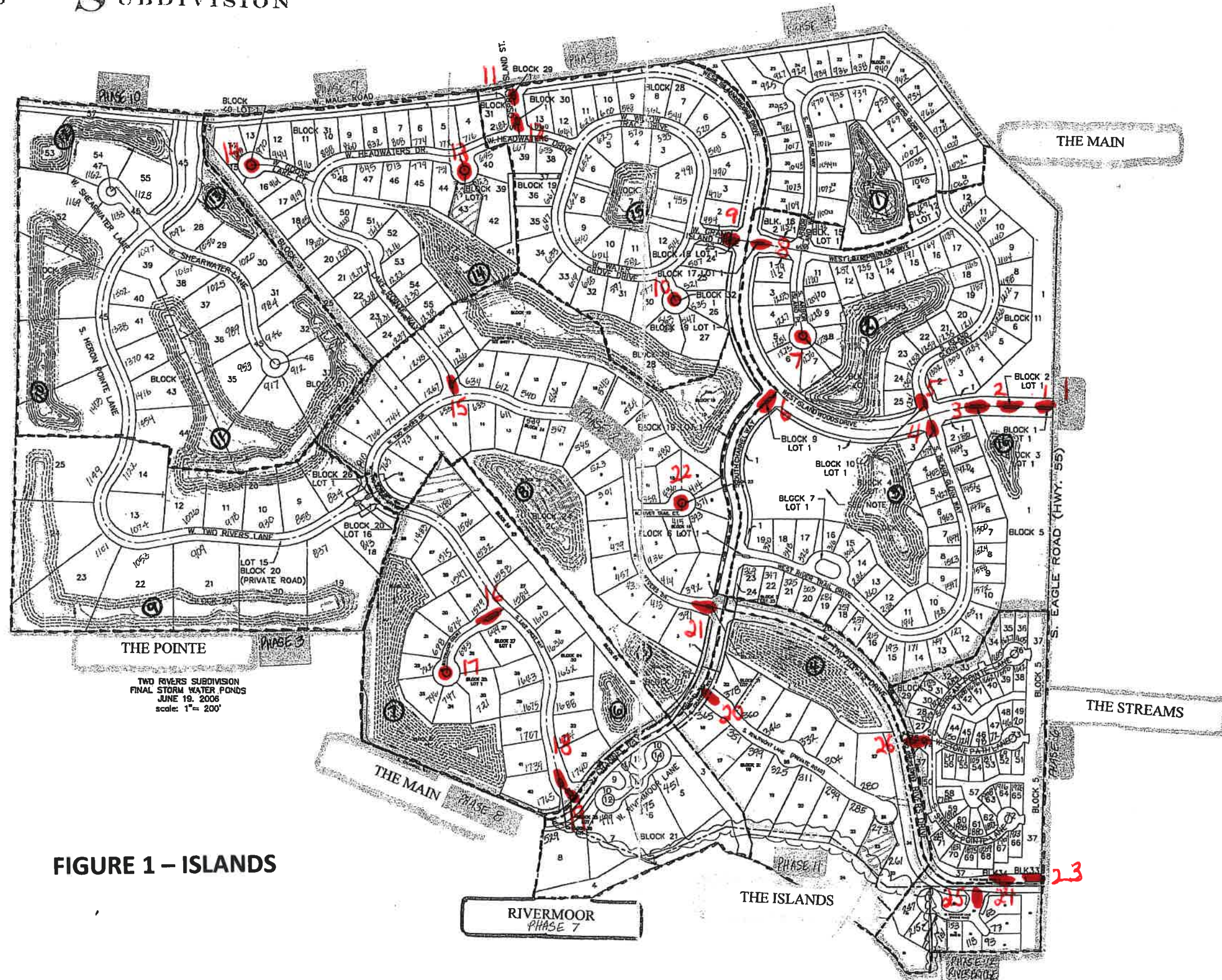


FIGURE 1 – ISLANDS

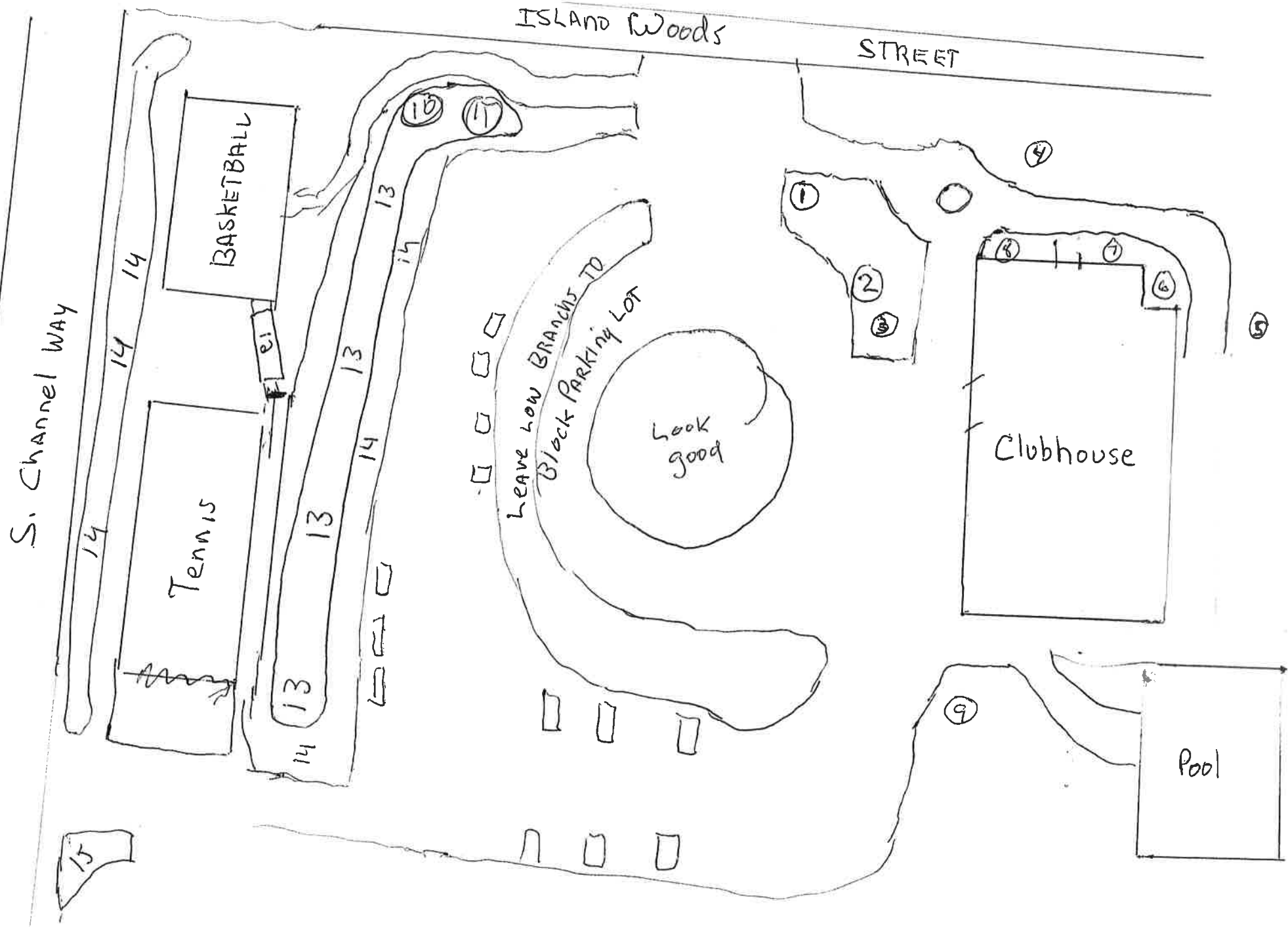


FIGURE 2 – CLUBHOUSE AREA

TWO RIVERS™ SUBDIVISION

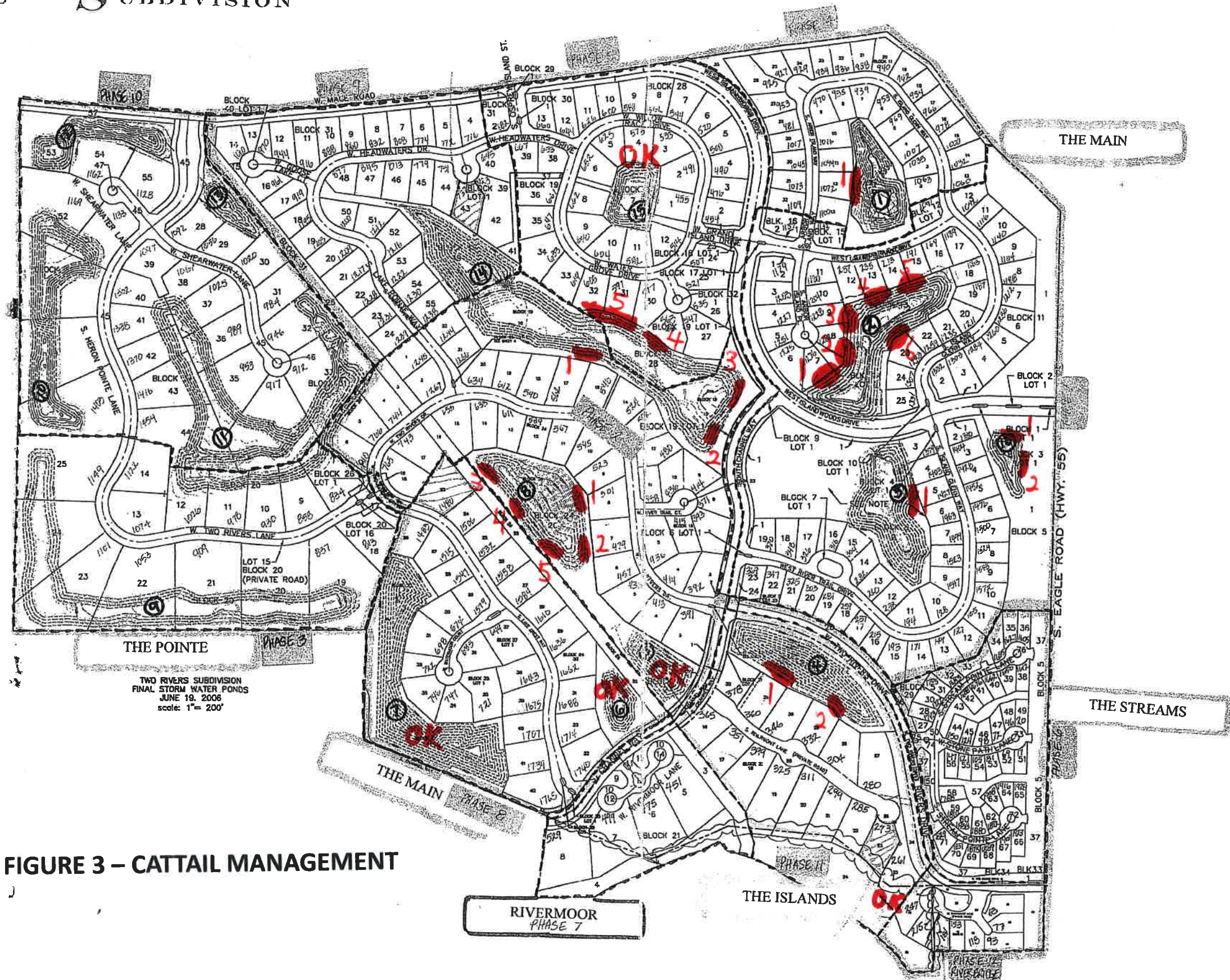


FIGURE 3 – CATTAIL MANAGEMENT

