

Landscape Book of Standards *for Tamarack Trails*

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Purpose

Enhance the aesthetic appearance of Tamarack by providing standards related to the quality and functional aspects of landscaping. Landscaping should beautify the common and homeowner landscaped areas creating a pleasant environment for all who visit and reside in Tamarack Trails.

Based on resident feedback from the Long Range Landscape Plan common area landscaping should be designed to provide an open campus environment with a canopy of deciduous and evergreen trees. Foundation plantings should be in scale with the homes and be of appropriate size at maturity to accomplish intended goals.

Planting Selection Guidelines

Plant shall be selected based on their ability to fulfill the landscape needs of a given site at their mature size. All of the following factors should be considered when selecting or installing plants:

1. Plants should be selected to stay within the bounds of their intended planting location. This is especially important when planting near the home, patios, decks, walks and driveways. Of note the mature size of a plant is the average size the plant will attain in 15 years.
2. Low Maintenance Requirements - Design and selection of elements for durability and life cycle cost benefits. Overall landscaping design should incorporate low maintenance appropriately spaced plants.
3. Drought Tolerance Requirements. Plant materials should emphasize drought-tolerant species wherever possible.

4. Landscape Design will take into consideration site features, user needs, safety and maintaining overall operating cost.
5. Energy Conservation - Deciduous trees (trees which lose their foliage) shade building surfaces in the summer reducing the demand on air conditioning systems. During winter months, sunlight passes through the trees to provide natural solar heat for the building's interior.
6. Existing mature trees should be saved where possible.
7. Trees and shrubs shall not be planted in the center of any drainage path as they will raise the soil and block ground water runoff.
8. Potted flowers can be used for immediate effect and accent in narrow areas and along front walks.
9. Rapidly growing trees should be avoided.
10. Trees, shrubs, and other landscaping should be planted using industry-accepted methods.
11. Appropriate staking should be utilized to protect young trees from wind and vandalism.
12. Sun or shade tolerance
13. Providing four seasons of interest in the landscape
14. Disease and insect resistance
15. Resident input for plants located near their home
16. Salt tolerance when a plant will be located near an area of runoff from walks and driveways

One of the best resources for guidance in plant selection are the publications available on the UW Extension website <https://hort.uwex.edu/topics/trees-shrubs/tree-shrub-selection> . Johnsons Nursery's Catalog of plants provides excellent cross reference tables to consult when selecting nursery stock. Other resources that are used frequently in plant selection include Michael Dirr's "Manual of Woody Landscape Plants" and UW Professor William Hoch's website "Landscape Plants of the Upper Midwest".

Local nurseries take the time to research and develop new hybrid varieties on an annual basis. They select plant varieties that are hardy and do well in our soil and climate conditions. Larger plants should be locally grown as they will adapt better to our soil conditions (heavy clay). This is not as important with smaller container size plants.

General Guidelines for Tamarack Homeowners:

1. NO trees to be planted by homeowners without permission
2. Trees – must be planted so the canopy will not overhang the homes
3. Shrubs – must be planted a minimum of 3' from the foundation of homes, sidewalks, fences, etc.
4. Perennials – must be maintained 2' from edges of shrubs, unless resident maintains shrubs themselves or pays Tamarack to do so
5. All planting should be under the guidance of Tamarack staff.
6. Evergreens should only be planted in the spring or fall, too hard to maintain the watering otherwise.
7. Review 'Plants to Avoid List' prior to choosing plants

Safety and Sightlines

1. Landscaping should not obstruct the sightlines of motorists or pedestrians, especially at corners, the ends of driveways and where sidewalks intersect with the street.
2. Trees and shrubbery should not be located so that they impair the effectiveness of post light and security lights.
3. Planting along the edge of driveways will take into account the ingress and egress of the driver and passenger from the vehicle.

Plant Space Requirements and Guidelines

1. Plants should normally be planted at least half of their mature width away from the home, walk, fence or other boundary. For example a tree with a mature canopy width of 25' should be planted a minimum distance of 12' from the home.
2. The spacing between plants should be approximately equal to half the combined mature width of both plants. For example one shrub has a mature width of 6' and another shrub has a mature width of 8'. These plants should be planted approximately 7' apart. A slightly closer spacing may be used when planting to form a hedge.

General Spacing Standards			
Spacing requirement			
Shrubs - Mature Width	Small (3'-4')	Medium (5'-6')	Large (7'- 10')
From home, walk or drive	2'	3'	4'
Between Plants	4'	6'	8'
Trees - Mature Width	Small (10' - 20')	Medium (25'-30')	Large (35'- 50')
From home, walk or drive	8' - 10'	12' - 15'	17' - 25'
Between Plants	16' - 20'	24' - 30'	34' - 50'

Narrow Areas Along Front Walks:

1. No planting is allowed in spaces smaller than 2' wide.
2. In spaces smaller than 2', Tamarack will change space to stone for ease of maintenance
3. Homeowners are allowed to set planters on top of stone if so desire but no planting in stone spaces
4. If homeowner decides to plant this space, they must choose plants that will grow in that small of a space (small perennials or annuals). It is also the homeowner's responsibility to maintain the space then.

Plants allowed in narrow areas along walks or adjacent to fences.

What to do with narrow areas along front walks (12" to 24")



Homeowner Planters and Flowerbeds For Narrow Areas -

1. Flowerbeds and potted plants can be used to enhance the visual appearance along sidewalks and adjacent to front porch areas.
2. Flowering vines can be used on trellises which are leaning against the siding and secured with posts driven into the ground.

Planting Near Fences:

1. Large shrubs should not be planted in the narrow area between the front walk and the fence.
2. Shrubs planted outside the fence should be planted far enough from the fence to allow for painting and repairs when necessary.
3. Landscaped areas except strips adjacent to fences or walls shall have a minimum width of three feet. The Association may determine that a lesser width in part of a landscaped area is sufficient to meet the intent of this chapter.

Upkeep of Perennial Beds

- 1) **Upkeep of Perennial Beds:** The homeowner is responsible for the maintenance and upkeep of established perennial beds. At times a home owner may no longer be able to maintain the perennial beds around their home or when a house sells the new owner may not wish to maintain established perennial beds. The Association can offer assistance in maintaining the perennials or converting the beds to low maintenance areas to be maintained by the Association. The cost to maintain or convert the beds will be charged to the homeowner at the current billing rate.
- 2) **If a perennial bed is unkempt** the Association will notify the home owner of necessary upkeep and allow the homeowner one week to perform the work described in the notice. If the homeowner fails to perform the work the Association will perform the work with the cost charged to the home owner at the current billing rate.

Pruning Guidelines and Standards:

1. New arborvitae should be maintained between 6' – 8' in height when located close to homes or between patios. Taller arborvitae can be drop crotched to reduce their height. Maintain a single leader to prevent snow damage. This work could be performed in February or March.
2. More selective (hand) pruning / No shearing. This will produce a healthier and fuller plant.
 - a. Dogwoods, Viburnums, Lilacs: Winter - remove 1/3 of the largest canes.
 - b. Burning Bushes: Winter - selective hand pruning to maintain size and natural shape.
 - c. Yews and boxwoods – can selectively hand pruned early in the year to rejuvenate and help maintain a natural full appearance. Shearing can be done in early or mid summer to maintain the size of the shrub. Avoid shearing in late fall as new growth may not have time to harden off before the first frost.
3. Hydrangea – only Annabelle Hydrangeas need to be cut back each year in late fall or early spring.

General Pruning Tips

- Hand pruning is preferred
- Proper pruning techniques – must be followed
- Rejuvenation and renewal pruning are best done when there are no leaves on the plants
- You must know when the plant blooms and never prune prior to bloom
- You must know if the plant blooms on old or new wood, that will dictate timing as well
- Don't prune evergreens in November, December, January and February, the risk of transpiration (excessive loss of moisture due to pruning cuts) is too great

Plants (One to Avoid):

Trees:

Maples (soft variety) – that are aggressive growing, drops seeds everywhere they grow; hybrids are usually a better choice.

Honey Locust – too fast of a grower and needs maintenance on a regular basis

Any trees that have pods that may collect in gutters

Evergreens:

Arborvitae - Emerald (snow damage).

Shrubs:

Privet – very fast growing, no smaller varieties

Honeysuckle – self seeded, aggressive growing, a lot of work to maintain

Vines:

Trumpet Vine – very aggressive and will grow under siding when next to homes

Perennials:

Plants (Some Favorites):

Trees:

'Golden Glory' cornelianacherry dogwood (Cornus mas), 'JN Strain' muscledwood (carpinus caroliniana) great as an understory tree in wetter areas; Thornless Cockspur Hawthorn (crataegus inermis); 'Summer Snow' Japanese tree lilac – new cultivar that is more compact and rounded in habit with great white summer flowers (syringe reticulata); Serviceberry (amelanchier) early white spring flowers, fall color and berries for the birds; Gingko, Persistent Flowering Crab flowers early and holds fruit over the winter, Magnolia 'Saucer', 'Merrill'; Other Hybrids

Evergreens:

Arborvitae – 'Degroot's Spire', 'Holmstrup', 'Brandon', 'Nigra', 'Techny' (MissionTechny), 'Technito', 'Pyramidal'

Eastern Red Cedar - 'Burkii', 'Canaertii', 'Glaucua', 'Hilli'

Junipers Upright (substitute for arborvitae in sunny locations)

Wide - Mountbatten, Ames, Iowa

Narrow: Spartan, Skyrocket, Blue Arrow, Moonglow

Yews 'Ever Low', Dens, Nana

Shrubs:

Hydrangeas - 'First Edition', 'Pee Wee (Oakleaf)', 'Vanilla Strawberry', 'Pinky Winky', 'Endless Summer', 'Quick Fire'

Lilac - Dwarf Korean, Miss Kim Korean, Beauty of Moscow, Lavender Lady, Sensation, Tinkerbelle

Viburnum - Korean spice, Blue Muffin, Alleghany, Arrowwood, American Cranberry

Burning Bush - hybrids only Chicago Fire, Compact

Forsythia - Northern Gold, Meadowlark, Bronx, Arnold Dwarf

Understory plants (naturalizing)

'JN Strain' muscledwood; Black Chokeberry – on the fringe of the wood – great spring flower, berries, fall color, tolerates shade and wet areas, deer and rabbits love the fruit (Aronia melanocarpa); Forsythia 'Meadowlark'; Pagoda Dogwood (cornus alternifolia); Arrowwood viburnum (vib. Dentatum); Gray Dogwood

Natives

Native plants are always welcome but they MUST fall into the same criteria as any other plant. They must be size appropriate to space and non-aggressive plants.

Woods, Borders and Invasive Species

These areas should be thought of as an integral part of the overall site development and should transition to the nearby landscaping and homes. Tamarack staff will work on spraying and removal of invasive species. Homeowner assistance in the control of invasive species is welcome and encouraged. Due to the size of the project, it will always be a work in progress. The following landscaping will be incorporated where appropriate:

- a) Screening trees and evergreens.
- b) Drought-resistant shrubs and small trees
- c) Dogwoods, sumac and other native plants shall be used to naturalize large areas and provide low to mid-level screening.

Soil Health

Minor plantings do not require amending. Generally you want plants to grow in the existing environment, not in amended soil (the plants tend to thrive then decline).

Mulch Beds

All beds will be mulched on a rotating two year schedule. Mulch depth shall be maintained at a depth of 2" to 3" thick. A 2" to 3" deep edge will be mechanically cut around the perimeter of the bed to define the edge and limit the growth of turf into the bed. Plastic edging is discouraged. Mulch beds should be kept a minimum distance of 2" to 3" below the bottom of the trim board on all homes.

Note of Caution: Some homeowners mulch their own beds every year. In several areas the mulch is significantly higher than the side walk which holds water on the walk and creates icy conditions in the winter. Another problem is the mulch bed height coming too close to the lower 1x12 trim board. There should be at least 2" to 3" of space from the top of the mulch to the bottom of the trim board.

Improving the Turf

1. Aerating – may help but would have to include additional cost in budget.
2. Spring slit/over seeding. Can be done in-house with purchase of slit seeder.
3. Mole control. Have tried Merit application in the past \$2,700. Did not see any marked improvement.

Ground Cover Plants & Material for Shady Locations

Ground cover may be used in shady areas to break up large area of mulch or to improve aesthetics where turf will not grow. Shredded bark and red granite may be used in combination with ground cover.

Landscaping Around Transformers

To improve the aesthetics of our neighborhoods, we install new electric services underground. While it eliminates the tall poles and lines going overhead, it does require pad-mounted transformers in backyards.

Many homeowners don't consider electric transformers beautiful lawn ornaments, and we can appreciate wanting to screen them from view. Unfortunately, some customers create a hazardous situation by their landscaping choices.

FOR YOUR SAFETY AND ELECTRIC RELIABILITY



Allow 3 feet of space on sides and behind transformers. Pad-mounted transformers can overheat and cause a service interruption if they do not have enough air circulation around them. This landscaping is pretty, but too close. **These shrubs had to be removed.**



Allow 10 feet of clear space in front of transformers. At least once a year, our service workers open and work on the transformers while they are energized so you and your neighbors don't have to sit in the dark. To safely do that, they use an 8-foot fiberglass "hot stick" which needs about 10 feet of clear space in front of the transformer.



Plantings in the right-of-way may be run over. Occasionally, transformers may require extensive repairs. Eventually, transformers must be upgraded and replaced. In those cases, we drive a vehicle into the right-of-way and use a boom to lift and transport them because they are very heavy. Please understand that we may not be able to avoid damaging your plantings. This landscaping is nice, but too close. **These shrubs had to be removed.**

For suggestions to safely and attractively landscaping around pad-mounted transformers please visit the MG&E website at: www.mge.com/environment/trees-landscape/landscaping/

Resources:

Robert Schroeder, Tamarack Trails Grounds Superintendent

Becky Kielstrup, Horticulturist Avant Gardening & Landscape

Vanessa Mueller, Horticulturist Johnson Nursery; Company website:

UW Extension website: <https://hort.uwex.edu/topics/trees-shrubs/tree-shrub-selection>

Wisconsin Master Gardener website: <http://wimastergardener.org/>

MG & E Website: www.mge.com/environment/trees-landscape/landscaping/

Tamarack Trails Community Services Association, Inc.
Madison, Wisconsin

Subject: Landscaping Policy

No. V-500

Supersedes Policy Dated: June 3, 2008

Review Responsibility: Maintenance Committee

Source: Declaration, By-Laws And Board Action

Effective Date: June 9, 2015

POLICY STATEMENT:

The Maintenance Committee will establish guidelines and procedures for landscaping additions, changes and the replacement of dead, dying, or inappropriately located landscaping. For hardscape restrictions and guidelines see Policy Resolution "IV-400 Architectural Controls".

I. General Policies

- A. **Landscaping** - refers to deciduous trees, evergreens, and shrubs whether installed by the Association or the homeowner.
- B. **Approval Process** - shall be as follows: Initial approval for locating, replacing or removing of any landscaping shall be made by the Grounds Superintendent or designated representative of the Association. Homeowners are permitted to appeal this decision to the Maintenance Committee. If warranted this decision may be appealed to the Board of Directors with supporting information for a final decision.
- C. **Association Common Area**- refers to all property beyond the legal structural and Lot lines of the individual homeowner's site.
- D. **Landscaping Policy**-Landscaping installed or approved by the Association and all turf areas will be maintained by the Association. Care and replacement of non-approved Landscaping installed by the Homeowner will be their responsibility.

II. Association Replacement Policy

- A. Dead, dying or improperly located landscaping will be removed by the Association. The Association or the homeowner may initiate this action.
- B. The type and location of replacement landscaping will be determined through the Approval Process.
- C. If the homeowner desires a more mature plantings, the homeowner shall cover the difference between the installed cost of the larger planting and the basic selected planting(s).
- D. The Association will customarily consult with affected homeowner(s) for decisions on replacement or new landscaping.

III. Homeowner Landscaping Policy

- A. Landscaping located in the Association Common Area becomes the property of the Association and is subject to current Association policy. A fee may be assessed to a Homeowner to restore the area to its original condition.
- B. Flowers and perennials may be planted within 4 ft. of a foundation wall, sidewalk, patio, or decorative fence without requiring approval. However, there must be a 4 inch area between any plantings or protective fencing and the turf, in order to facilitate mowing of the turf. The home owner assumes all responsibility for maintenance and mulching of any perennial and flower bed areas.
- C. Planting areas extending beyond 4 ft. from a foundation wall, sidewalk, patio, or decorative fence or in any other area (such as along a driveway, street, or in the middle of a turf area) that would replace existing turf requires approval through the Approval Process.

- D. Home owners requesting approval of new planting areas must document the location, size and shape of the proposed bed and indicate the general type of plantings (annuals, perennials, shrubs) being proposed. If Maintenance Committee approval is required then information must be submitted to the Association Manager a week prior to the Committee's scheduled meeting.
- E. The Association will maintain a list of homeowner initiated approved planting beds and special landscaping installed by home owners so prospective buyers can be made aware of the areas they will be required to maintain.
- F. Additional landscaping requested by the homeowner and not covered by any other policy, is subject to Maintenance Committee approval. It will be financed by the homeowner and planted under supervision of the Association.
- G. Any landscaping installed without proper authorization or located in the Common Area may be removed at the discretion of the Association if deemed to be inappropriate for a given location. The homeowner will be consulted prior to the removal, and any decisions for such removal shall be according to the Approval Process. The homeowner will be responsible for the removal of; or, for the cost of removal and/or replacement of non-authorized landscaping.
- H. Small amounts of yard waste should be placed loosely in the bin labeled "Yard Waste" located to the west of the tennis courts. Yard waste includes leaves, straw, weeds, flower stalks and grass clippings, and should be deposited in the bin without the bag. Any large accumulations of leaves and dead grass should be raked into piles and will be collected by the Association on request. The Association will pick up small amounts of yard waste each Monday morning from April 1 – October 31.

IV. Trimming Policy Guidelines

- A. As a general rule all trees and shrubs in close proximity to or touching roofs or siding will be trimmed to a minimum of 8 to 12 inches away from any structure including air conditioners. As much as possible they will be trimmed in a horticulturally correct manner.
- B. All shrubs will be trimmed according to the schedule adopted by the Association unless the homeowner submits a written request for no trimming to be done.
- C. Homeowners will not trim any evergreen or deciduous trees. A maintenance request should be filled out to have such work performed.
- D. Homeowners not wanting certain shrubs trimmed will place a "No Trimming Flag" (available at the clubhouse) adjacent to the shrub. If the homeowner later wants this shrub trimmed, it will be done at the next scheduled trimming for that unit
- E. Trimming of and mulching around trees and shrubs within flowerbeds not accessible without damaging plantings will be the responsibility of the homeowner. As a standard, home owners should not plant perennials within 2' of shrubs. Tamarack staff needs access to shrubs for trimming and mulching. If flowerbeds do not allow clearance for maintenance of the shrubs owner shall be notified of reason for non-maintenance. The homeowner may request special trimming or mulching by a contractor or by the Association at their current cost.
- F. Special trimming requests will be allowed and performed out of sequence for the following reasons:
 - 1. If shrubs are blocking entry or exit to a driveway or walkway.
 - 2. If shrubs are blocking access to a water faucet, air conditioner or electrical outlet.
 - 3. If shrubs are blocking windows or in any way damaging the structure.

V. Determining Cost if Homeowner Wishes to Pay for a Larger Plant

A. Standard Size of Plant Materials at the Time of Installation.

Plant materials shall be provided in the following sizes (subject to cost and availability).

1. Deciduous Trees 1 1/2" B&B. Potted varieties may be used in difficult locations or for smaller decorative trees.
2. Evergreen Trees - 4'-6' tall.
3. Upright Evergreen Shrubs - 3' to 5' tall.
4. Deciduous Shrubs five gallon pot or small B&B. When planted to serve as a hedge or screen, shrubs shall be planted with two to four feet of spacing, depending on the plant species.
5. Evergreen Shrubs range from five gallon pot to 18" B&B.
6. Ground cover shall be generally spaced at a maximum of six to eight inches on center. When used as ground cover, minimum one-gallon-sized shrubs may be planted eighteen to twenty-four inches on center.
7. Slopes shall be planted with hardy, well adapted, and drought-tolerant plants. Any ground cover used shall consist of rooted cuttings.

B. Standards for Cost Sharing when homeowner would like larger size plants.

If a homeowner wishes to modify or increase the size of the plants proposed by the Association the following guidelines will be used to determine the amount Tamarack will cover:

1. The amount shall be calculated based on the number of dead, dying or improperly located tree and shrubs removed by Tamarack.
2. For each tree removed \$200 (\$140 tree + \$60 labor).
3. For each upright evergreen \$100 (\$60 plant + \$40 labor)
4. For small evergreen and all deciduous shrubs \$70 (\$40 plant + \$30 labor)

Grounds Maintenance Time Line

January - March

1. Equipment/carts – overhaul – preventive maintenance.
2. Review pending requests and follow up / contact home owners.
3. Rejuvenation pruning
4. Clearing woods & border areas.
5. Confirm mulch pricing. Current vendor Purple Cow. Purchase 500 - 600 yards of mulch per year. Used 620 yards in 2014. 2015 price \$21/yard plus delivery.
6. Trap rabbits

Seasonal (April – October)

1. Inspect grounds for snow damaged plants (April)
2. Spring turf repair and possible slit seeding, use Purple Cow turfbuilder plus compost (April-May).
3. Safety training for new staff (May).
4. Edge and mulch Phase I, II, III, VI & VII (May - Oct).
5. Keep all mulch beds weed free (May 1 – Oct 15).
6. Weed/care for unkempt rock-walls (homeowners assist).
7. Three rounds of plant removal/replacement
One each month in May, September, and October
8. Phase trimming – start with Phase 5 in 2015
(then remainder in order.
9. Fall turf repair and possible slit seeding, use Purple Cow turfbuilder plus compost (Sept).
10. Replace 50 – 60 yews. – Pull in August. Replace in September & October.
11. Rebuild two to three small rock-walls

Perennial and Annual Flower Beds

1. Contact Becky at Avant and plan flower beds & annual flower purchase (\$1,200 - \$1,400)
2. Beds should be prepped and planted by June 1.
3. Water annual beds as needed.
4. Water perennial beds once per week if in a drought.

November - December

1. Prep snow equipment.
2. Sand barrels & snow stakes by 11/15
3. Plan flower beds .

Major Projects (To Be Determined Annually)

1. 9-15 Hemlock and 14 BB – Border fence planting. Remove two large trees at 14 BB.
2. Replace OG arbs on the north border of the TT garden area.

Other Projects

1. EAB - Treage treatment for ash trees.
(TruGreen \$80-\$100 per tree)

Contractors/Vendors

1. Purple Cow – mulch and compost.
2. Large tree removal and maintenance pruning. 400 hours maintenance pruning (PO, WP, SM, RM, GB, Hem, Millstone). Oak Creek as needed/by inspection over roof and building.
 - a. Boley Tree Service (Rod Boley)
 - b. Harringtons (Dennis Harrington)
3. Consults on plant replacement for foundation plantings (approx 20 hours per year).
Tim Ripp and Becky Kielstrup.
4. Johnsons Nursery – nursery stock Vanessa Mueller.
5. McKay Nursery – nursery stock. Quality (OK but not as good as Johnsons.)
6. Keleny Top Soil (Jim & Chuck) top soil, bulk salt, small mulch deliveries.