



Hallbrook Farms Homes Association

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Dear Hallbrook Resident:

SPRING 2015 LANDSCAPE UPDATE
EXCITEMENT CONTINUES WITH NEW LANDSCAPE PROJECTS

ISLAND LANDSCAPE RENOVATION

The Hallbrook Landscape Committee worked on designs for the remaining 59 islands as part of the 5-year plan to renovate 59 of the 93 islands, which were not renovated in 2014. The Committee conducted a comprehensive review of the island landscaping in our neighborhood. The work was guided by Kim Sorensen, Landscape Architect with Olsson Associates (formerly, Ochsner Hare & Hare) and Robyn Schmitz, owner and horticulturist at High Prairie Landscape Group. The purpose of the review and several site visits was to prioritize the islands most in need of attention taking into account the overall esthetics of the islands, the structure and health of the trees and plants and a determination as to the remaining useful life of each, as well as to develop an overall long-term plan for the Hallbrook landscape. An extraordinary amount of time and effort was put into the renovation design over the winter months with the goal set on identifying needed landscaping in Hallbrook for it to remain a premier community with exceptional common areas to enhance home values. The review also included assessing issues relating to tree crowding, original over planting, root girdling, life span of tree, esthetics of the remaining twenty-five year old landscape design and remaining color palette.

For the Spring 2015, approximately 15 of 59 islands will have exciting updates. All of the proposed work for the islands to be renovated in Spring, 2015 was sent out for competitive bids, and the work has begun. It was our hope to have this newsletter out to you before the work began, but the work actually started a little earlier than anticipated. As a result, there have been some questions raised about what has been planned, location of the islands and the projected completion date. As to the later, the projected completion date is June 15, 2015. While too voluminous to include in this update, there is a complete set of plans available in the office of The Tiehen Group if you want to review them. The HOA continues to work diligently and prudently to bring good changes to our aging community to ensure that our subdivision connotes the highest standards and that necessary changes are implemented keeping the best long-term interests of the neighborhood in mind. Toward that end, we understand that change is not always easy when immediate existing appearances change. New and diverse trees, shrubs, plants with exciting patterns and colors will help through the transition period and ensure that the overall quality is maintained throughout Hallbrook.

STREET TREES

Replacement of street trees as they die due to age or damage continues. Currently, 65 replacement trees are being planted. Hallbrook has a new design for replacements which is being

implemented in the Spring, 2015. Hallbrook is diversifying the tree selections in an effort to maintain the quality of trees within the development and ensure future years of survival. The replacement plan and tree selections were presented at the Annual Meeting and may be viewed on the Hallbrook website, www.hallbrookfarms.org.

BERM EROSION AND PLANTINGS

More trees were planted in early Spring, 2015 along the ridge line of the berm and pockets of flowering trees and shrubs along the middle zone to fill in voids. Currently, the berm is getting the ground plane reestablished with new areas of seed, sod, and groundcover plantings added where there is too much shade for grass to grow. This effort is underway to help stop the erosion of soil from the berm and to decrease the areas of bare dirt visible. This is a work in progress and will take a season or two to establish.

ANNUALS ARE HERE

The planting of the summer annuals has begun. The beautiful purple and yellow pansies planted for early Spring color will be maintained until it gets too hot and then summer heat tolerate annuals will be planted in the current beds where the pansies are located. The pots will continue to have a stimulating flower display to maintain excitement around the fountain area and entries. The design team has put together an outstanding design for the subdivision and the color will be a wonderful addition to the boulevards.

ASH TREES – EMERALD ASH BORES

Hallbrook has 444 ash trees. All of the ash trees have been analyzed by third party arborists for structure and overall health, and have been tagged to help Hallbrook manage the ash tree inventory. Hallbrook will not treat the poorest rated ash trees of which there are 75, leaving 369 ash trees to treat. Hallbrook will treat half of the 369 ash trees in September, 2015 and half in May, 2016. The treatment for EAB will be sent out for competitive bids in the near future. The eventual replacement of the poorly rated trees will be scheduled over a three-year plan.

OTHER COMMON AREAS

The landscape planted in 2014 along Brookwood and Overbrook will continue to fill in this summer. The shrubs will be shaped to establish a more uniform appearance and consistent massing from island to island. The understory plantings will fill in this summer and continue to add a variety of color and texture. These new plantings will take 2 more years to establish and flourish to their full potential. In addition Hallbrook has continued to prune the rest of the street trees in 2015 which were not pruned in 2014 (Hallbrook has approximately 1700 street trees) and continues the appropriate upgrades to the extensive irrigation system. Recall that in addition to the foregoing areas already addressed, Hallbrook also maintains 34 monuments and walls, 60 stone mailboxes, 6 security cameras, 444 light poles, the guard house and the fountain.

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