

PROJECT SUMMARY SHEET:
Walden Homeowners' Association
at Country Place, Inc. –
Right-of-Way Landscape Enhancements

Background:

Walden Homeowners' Association at Country Place, Inc. is a mandatory homeowners' association created over 21 years ago. Walden Homeowners' Association is proposing a beautification project for the tree/lawn area (the area between the public sidewalk and street curbing) throughout the Walden HOA area. The residents of Walden hope to aesthetically enhance the public right-of-way (also known as the parkway area) and thereby improve the quality of life in their neighborhood and the entire city.

Proposal:

The project consists of re-sodding, re-seeding, and adding ground cover where needed in the areas between sidewalks and curbing throughout the Walden Townhomes Section of Country Place. The areas include the public right-of-way in front of each house and 41 smaller areas between driveways. This project seeks to repair and upgrade public areas that currently have weak turf grass and weeds. Improvements will include: bed prepping (tilling, grading, composting, etc.), installation of sod and/or ground cover in severely shaded areas, mulching, and irrigation adjustments. Walden's landscape contractor will provide the long term care and maintenance of these right-of-way landscape enhancements.

Budget/Materials/Labor:

The total budget for this project is \$5,092. Of this sum, the grant request from the city is \$2,546, or 50% of the total project cost. Walden Homeowners' Association will contribute the remaining 50% of the project resources as \$2,546 in neighborhood funds.

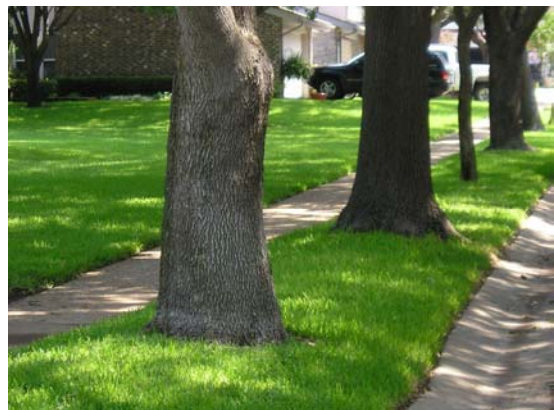
Neighborhood Advisory Commission (NAC) Recommendations:

On August 12, 2004 the NAC heard a presentation from the Walden Home Owners' Association at Country Place, Inc. regarding the neighborhood's Fall 2004 Matching Grant Proposal. On that day, the NAC discussed the proposal and voted on a recommendation. The Walden Home Owners Associations' Proposal was voted on by the NAC and was **approved for recommendation with a unanimous vote of 6-0.**



A typical "tree lawn" between the sidewalk and the street.

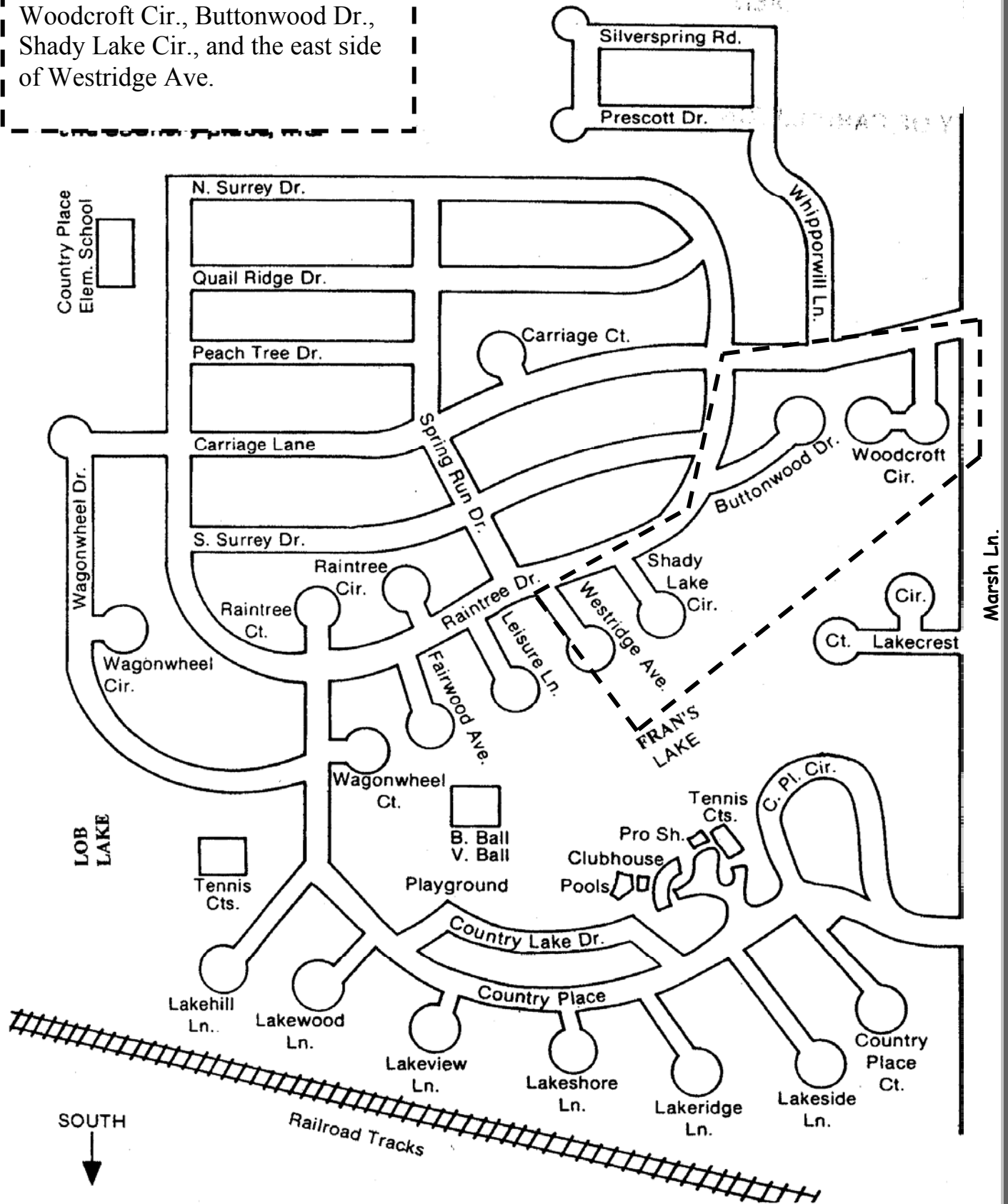
Before

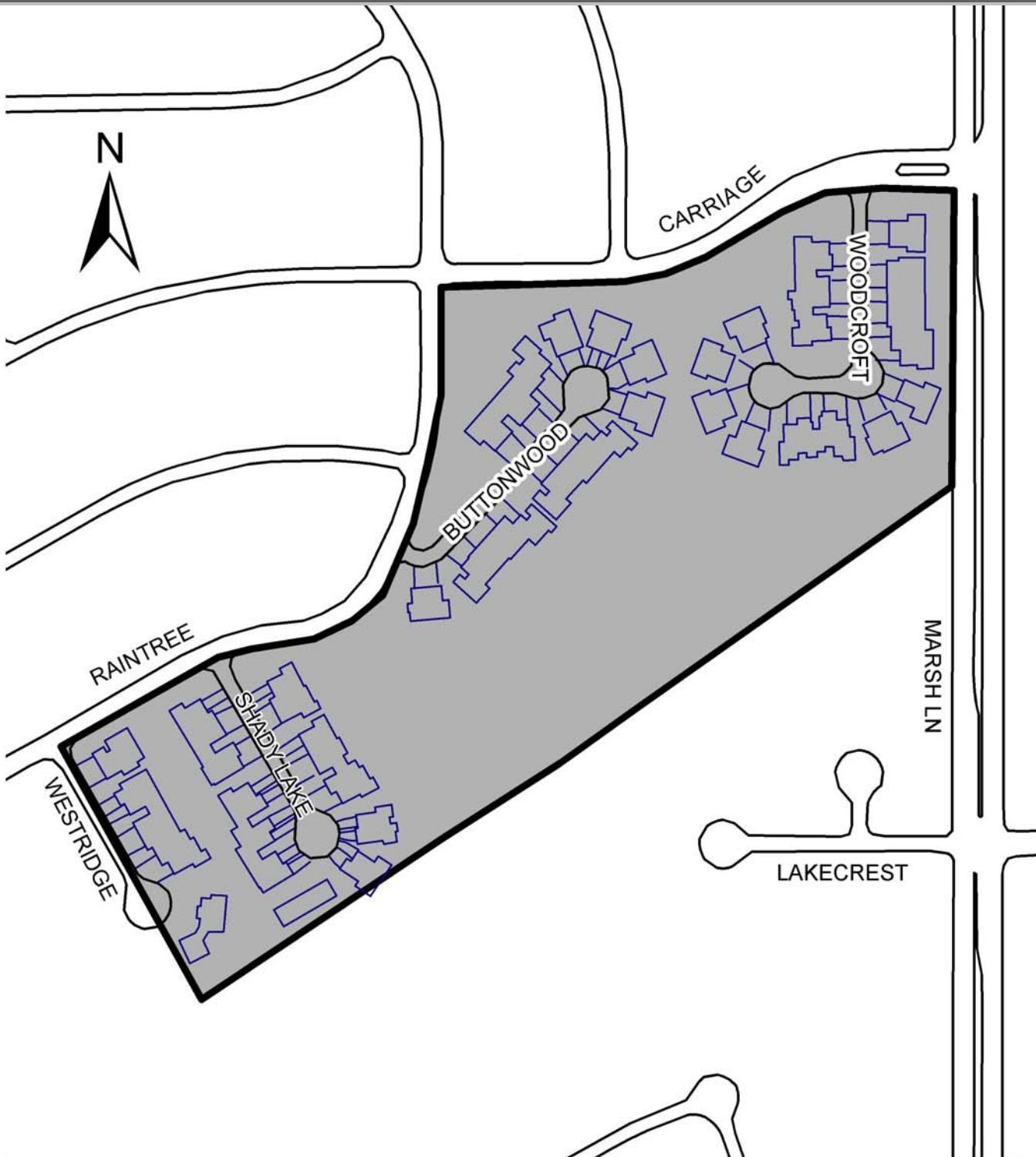


A typical "tree lawn" between the sidewalk and the street.

After

Walden HOA at Country Place is:
 Woodcroft Cir., Buttonwood Dr.,
 Shady Lake Cir., and the east side
 of Westridge Ave.





WALDEN HOA

President
Mark Pustejovsky
2958 Woodcroft
Carrollton, TX 75006

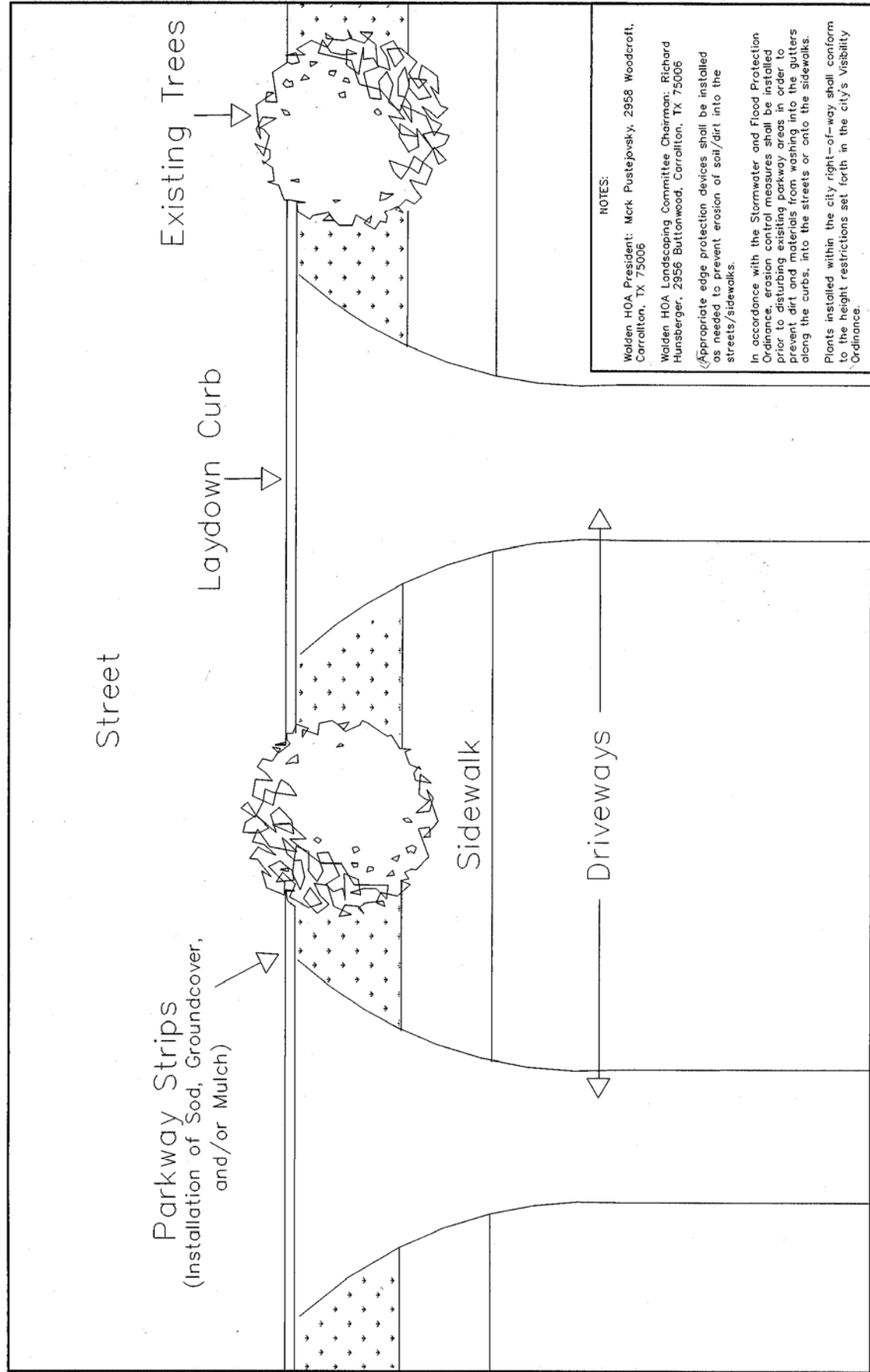
Landscape Committee Chairman
Richard Hunsberger
2956 Buttonwood
Carrollton, TX 75006

File No. 08-04MD2

July 13, 2004

(no scale)

Walden HOA
Neighborhood Enhancement Matching Grant Program Proposal
Illustration of Typical Landscaping



NOTES:

Walden HOA President: Mark Pustejovsky, 2958 Woodcroft, Carrollton, TX 75006

Walden HOA Landscaping Committee Chairman: Richard Hunsberger, 2956 Buttonwood, Carrollton, TX 75006

Appropriate edge protection devices shall be installed as needed to prevent erosion of soil/dirt into the streets/sidewalks.

In accordance with the Stormwater and Flood Protection Ordinance, erosion control measures shall be installed prior to disturbing existing parkway areas in order to prevent dirt and materials from washing into the gutters along the curbs, into the streets or onto the sidewalks.

Plants installed within the city right-of-way shall conform to the height restrictions set forth in the city's Visibility Ordinance.