

# Harrington Homeplace HOA

## Landscape Facts

The common areas maintained by the Harrington Homeplace Homeowners Association are significantly large. Listed below are some facts providing a more detailed look at the extent of this endeavor:

1. Approximately 84,326 square feet (1.93 acres) of turf and planting beds are irrigated. This does not include the approximately 4.03 acres of non-irrigated turf on lot 25 which is commonly referred to as the “Green Belt.”

The “Green Belt” is a drainage, utility and flood water easement, which the Drainage Department of the City of Plano controls as a drainage easement. This is the area between Southwick and Lawson. The Association actually owns this lot but is limited as to what it can do with it. It is mowed and trimmed twice a month during growing season. In 2010, the Association planted additional trees that will eventually replace a number of existing mature trees nearing the end of their life cycle. The Association also extended the irrigation system to provide water to the new trees and future plantings. The turf in this area is not irrigated.

2. 151 mature trees are on the common areas not including the “Green Belt.” (87 crepe myrtle, 26 cypress, 22 elm, 10 live oak and 6 magnolia.)
3. There are nearly 1,500 plants in 10 planting beds. More than 90% of the planting areas are perennials. About 28% of the perennials are Texas grasses, 20% daylilies and 12% nandina with the remainder being a mix of barberry, yucca, large holly bushes, dusty miller, various small bushes and even 4 chrysanthemum plants. There are hundreds of spring bulbs not included in this inventory.
4. 45 “flats” of annual color are planted twice a year in 10 beds (1620 plants). This is the same amount of annuals used since 2002.
5. There are 2 commercial grade irrigation systems separately controlled, with 15 zones on each system. Some zones are larger than others with almost 800 heads and risers in the total system. More than 10% of the individual heads and risers are repaired or replaced each year.

The irrigation systems are more than 20 years old and need constant vigilance for repairs.

6. The fountains at the Parker/Emily entrance are currently retired from service. They were installed in the late 1990’s. While they were considered a major aesthetic addition to the entrance when they were added, they were in need of frequent, costly repairs and constant maintenance and were considerably expensive to operate. The Board investigated its options including modifying the design to make them more “maintenance free” and decided to retire them in 2009. They are still intact, are cleaned periodically and could be placed in service again at some point in the future.

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7. 71,106 square feet (1.6 acres) of the common areas are maintained with a special perennial rye grass in the winter months. This is the main entrance area on either side of Emily. This grass requires less irrigation, less mowing and lasts longer in the spring than the regular winter rye. This grass helps turf in shady areas hold the ground from eroding. Recent water conservation rules prohibited irrigating this type of grass so it was not planted during the winter of 2006/2007 and some ground erosion has occurred. Lack of proper moisture and water restrictions in 2006 caused some significant turf and some plant loss in 2007. While this has since mostly recovered, winter grass was not planted in 2011 because of the current water restrictions. We are monitoring the erosion and with the addition of the new landscape edging around the main entrance beds, this problem should be minimal.