

Campus Water Conservation Landscape Enhancement PLAN

Hover Park HOA

Category: Community Assessment and Planning

NGLA Representatives

- **Rick Jennings**
- **Kurt Knoernschild (alternate)**

Landscape Committee Members

- **Virginia Black**
- **Lorna Diehl**
- **John Hay**
- **Barbara Hau**
- **Kurt Knoernschild**

Hover Park HOA

- **9.2 Acres in Northwest Longmont developed in 1986**
- **Originally part of the Historic Hover Home farm**
- **Adjacent to Hover Park, Supply Ditch Greenway, and Long's Peak Methodist Church**
- **55 + Senior Community**
- **Consists of 46 one story ranch homes (23 duplexes)**
- **Tudor style, brick and stucco board construction**

Hover Park Homes



Hover Park HOA



Great Lawn (largest bluegrass area)



West Lawn Adjacent to Hover Park and Greenway



North Lawn Parking Area “gathering spot”



Project Purpose

To create a comprehensive Campus Water Conservation and Landscape Enhancement PLAN that can be funded and implemented in stages over the next 5- 10 years

Project Description

Funding to develop a professional landscape PLAN that will identify:

- **Campus areas using most water**
- **Necessary irrigation clock/zone modifications**
- **Hardscape features for each area**
- **Horticulture features for each area**
- **Community/social benefits for each area**
- **Seating areas for senior walkers**
- **Funding estimates for each area**
- **Maintenance requirements/costs for each area**
- **City permits that might be needed for each area**

How will the proposal resolve the problem?

A long-range comprehensive Water Conservation and Landscape Enhancement PLAN will:

- Identify ways to decrease water use and lawn care costs by turf removal and water wise landscaping
- Identify the best areas for seating that will provide spaces for respite and social gathering
- Enable landscaping projects to be done in stages as funds become available

Identification of Neighborhood Need

- Campus developed in 1986 using primarily Kentucky blue grass
- Multiple irrigation audits have been conducted (last 9-28-22)
- >1000 pressure compensating sprinkler heads have been installed in past years
- Water use has been reduced by 40%
- However, water costs have only been reduced by 15%
- Irrigation, mowing, fertilizing, aerating, costs are 40% of the annual HOA budget
- NO campus areas provide respite, sitting, gathering areas for seniors

How Did Neighborhood Participate in Identifying NEED

Several Years of Discussions at:

- Socials in private homes**
- Gatherings in parking areas**
- Monthly luncheons at Perkins Restaurant**
- Annual Meetings held at Hover Manor or via ZOOM**

2022 Ice Cream Social in Parking Area



Monthly Lunches at Perkins



Preliminary Activities

- Drone mapping of HOA Campus – Done Summer 2022
- Northern Colorado Water Conservation District (NCWCD) Irrigation Audit (Done September 28 and 29, 2022)
- Preliminary consultation with S J Ward Landscape LLC to determine scope of budget to develop a campus PLAN
- NCWCD Horticulture Consult (scheduled for Spring 2023)
- Identify additional Landscape Architecture Design Vendors (Winter/Spring 2023)

Contributions our neighborhood expects to make

Input on Campus PLAN including:

- **\$1000 HOA cash contribution**
- **50 hours of volunteer meeting and consultation time for**
 - **Prioritization of areas to be modified**
 - **Selection of hardscape features**
 - **Selection and planting of horticulture features**
 - **Contributions to “special features” such as seats, benches, tables, gazebo, etc.**

HP HOA Volunteer Hours

- **5 committee members will contribute 10 hours of meetings and discussion with residents**
 - HOA member Q & A meetings with landscape designers
 - HOA member campus walk throughs
 - HOA member survey distributions and tallying

50 hours x \$20 / hour = \$1000

- **Total = \$1000 in kind HOA volunteer hours**

Describe the Public Benefit of the Project

- **Less water use will contribute to Longmont's sustainability PLAN**
- **Less irrigation, fertilization, aeration and mowing costs will save HOA members money**
- **Gathering, respite and seating areas will promote socialization for 46 HOA members and 6 adjacent senior communities:**
 - **Hover Manor Independent Living Center**
 - **Beatrice Hover Assisted Living Center**
 - **Hover Greenhouses Skilled Nursing Center**
 - **Hover Woods Private Senior Residences**
 - **Hover Village Private Senior Duplex Residences**
 - **Hover Place Private Senior Condominiums**
- **As well as neighboring residents in Longmont Estates who access Hover Park through HOA Campus**

Labor and Services <i>(include the cost of all required permits and fees)</i>		
Landscape design PLAN vendor labor and services	\$ 3000	\$ 1000
_____ hours @ \$ _____ /hour		
	\$	\$
_____ hours @ \$ _____ /hour		
	\$	\$
_____ hours @ \$ _____ /hour		
	\$	\$
_____ hours @ \$ _____ /hour		
	\$	\$
Community volunteer labor/planning:	n/a	\$ 1000
HP HOA residents meetings and feedback		
50 _____ hours @ \$ 20 _____ /hour		
Totals	NIP Request	Contribution <small>(Neighborhood)</small>
Total	\$ 3000	\$ 2000
TOTAL PROJECT COST (NIP Request + Contribution)	\$ 5000	
PERCENT OF TOTAL	60 %	40 %
City Contribution <i>As approved, Don't include in project totals</i>	<i>Staff hours</i>	<i>Materials</i>
	\$	\$

It all **BEGINS** with a **PLAN**

