

Home and Garden - Special Edition -

A Planter Box Or A Plaza?



Didn't we just DO a survey?

To bring us up to date on Dogwood's landscape design choices, we asked the Chair of Landscaping Committee (landscape@thequintet.org) to sit down for an interview - the following article is based on that conversation.

One of the larger 2023 maintenance projects is the excavation, repair and rebuild of the area outside the front doors of Dogwood (B2) – where two raised planter beds now reside.

Why? Because the waterproof membranes at the bottom of it all, after 30+ years, are leaking – allowing rain and irrigation water into the building foundation on which the raised beds sit, and eventually through the concrete itself, into the garage below.

Last November, after months of homework and planning, the Landscape

Committee (LSC) suggested two options for what might go “on top” of this repaired area with its new waterproof membrane – rebuild it largely as it is now, without the large, free-range trees? Or build a neighborhood plaza with large plants in containers, umbrellas and seating areas? A gathering place for those who like to gather.

The plaza design turned out to be more expensive than hoped, but it does offer lower costs and easier upkeep down the road. Goes together easier, comes apart easier. But it turns out paver stones and plant containers cost more than the dirt they would replace.

Our HOA attorney told us that such a change in the appearance and use of the property should be put out to owners for an official vote – procedurally very similar to voting for Board Directors.

So – because it's such an important decision, the LSC recommended to the Board that a non-binding survey of owners be conducted, to determine if there was enough community interest in pursuing a new design-we didn't want to jump through all the hoops required to

make such a change if there was little community interest in doing so. The Board voted to proceed with the non-binding owner survey.

That survey was hung on everyone's doorknob on January 17th.....owners could also fill it out, and submit it, on line. The voting concluded Feb 3rd.

51% (106 units) responded.

56% favor the new plaza design, while 44% prefer the conventional raised planter bed. Again, this was a non-binding survey.

If the Board decides to proceed with a formal owner's vote, the meeting (whether in-person or Zoom) must meet the same quorum requirement as the Annual Meeting – 40% of owners, either in person or via proxy.

And in accordance with Quintet By Laws – for the resolution to pass, it must be approved by 75% of the quorum.

*This will be on the agenda for discussion at the Feb 27 Board meeting. If you'd like more background on this project and these designs, please refer to **The Q News** of January 3, 2023. You can email us for a copy.*