

GARDENING IN COMMON AREAS

All areas outside each unit, except the patio, are common areas owned by the Arbor. Importantly, this includes the foundation beds that are directly adjacent to each unit. The plantings are owned by the Arbor, and the Arbor is responsible for their care and upkeep. If owners have specific trees or bushes which need to be pruned, they should contact the Property Manager. Also, owners with special requests on what should be planted in those areas should contact the Arbor Office to determine if they can be accommodated.

MAINTAINING YOUR FOUNDATION BED

Some owners prefer to maintain the foundation beds adjacent to their units without the assistance of Arbor staff or contractors. If maintained at an acceptable community standard and if a landscape waiver has been approved by the Board, owners can place a “red reflector” in the relevant area that will remind Arbor staff and contractors that the owner is taking responsibility for the gardening in that area. No plants listed on the Arlington Invasive Plant species list can be added to foundation beds. See <https://environment.arlingtonva.us/trees/invasive-plants/>.

Appendix C of this Handbook includes a copy of the “Resident Maintenance of Foundation Beds - Waiver Reflector Process,” a policy duly approved by the Board of Directors in 2014. It includes the duties and responsibilities of any owner who wishes to maintain the foundation bed near his or her unit. In general, the owner is responsible to ensure that the foundation bed is maintained in a neat and orderly manner. The policy *does not* authorize the removal of existing perennials, shrubs, or trees. Instead, it assumes owner maintenance and care of the area.

Importantly, if a foundation bed with a reflector is not properly maintained, the Arbor management will remove the reflector and resume maintenance.

ASSISTING WITH WATERING

The Board encourages all residents to water plants and trees near the buildings where they live to help protect our investment in common area greenery. Water costs are covered by condominium fees. Generally, shrubs and trees need deep watering each week, especially during periods of drought and extreme summer heat. The Arbor needs the watering help of all residents to keep our plants and trees healthy throughout the growing season.

Please take responsibility for the trees and shrubbery areas in the front, rear, and side of the residence and for common areas nearby. Water preferably early in the morning. Please do not water during the hottest part of the day to prevent evaporation. Avoid late afternoon or evening watering to the extent possible so that foliage is dry by nightfall to avoid fungal and other diseases.