

## Cartmel Long Range Landscape Plan Survey

Response rate: There are fifty-six units at Cartmel. At the time of the survey, seven units were unoccupied. Forty-one units responded. The resultant response rate is 84%

	YES	NO
1. Would the community benefit with less mowed areas and more natural ones?	16	22
-Try in one place before committing to more		
-Except for areas which are difficult to mow due to slopes		
2. If so, specifically where would the natural areas take the place of mowed ones?		
-From #1 to entrance, between #12-13, behind #2-12, between #16-17, raise meadow from 17-26, less mowed behind houses on East Lonsdale, less lawn behind #43,56-53, North Ulverston by #35, island at top of Ingleton.		
-Only on areas which are difficult to mow. Whatever Mark suggests.		
-Cut down on all these expanses of grass.		
-Ulverston/Windermere-behind Elders, Ulverston/Ingleton-behind Arrouets		
-In front of tree line along 926, under Sycamore behind #34, on unmowable hills along Ulverston next to #35		
-Steep hill near entrance		
-Slope between #1 and entrance		
-Across from Windermere and Ulverston		
-Ground cover at top of bank at left of entrance; deeper hedge row along 926		
-East of #1, back of #35, meadow edge along #17 thru to 26		
-Behind 1 and 35		
-Steep slope areas		
-Areas that back up to Rt 926		
Beneath the trees between Lonsdale and Ulverston. On the east of the mall. Natural areas between the trees		
3. Are you satisfied with the state of the lawn/ turf as it is now and throughout the year?	16	25
-Front yard less, side and back yard no.		
-Too many weeds		
-Too much crabgrass		
-The spring was good, now it is not, very good again in October.		
-General community is ok but mine is awful. Hard to communicate with Casey and Mark.		
-Not quite		
-Looked good in the spring but taken over by invasives now.		
-Some areas look better than others		
-The turn in front/side and behind my house is in very poor condition: front full of violets and a weed; back and side with bare spots. I don't know what can be done, as Ruth Joyce and I have both spoken to Casey about the violets and the bare spots.		
4. Are you willing to tolerate more weeds in the turf and less chemical control? Place your preference on a scale of 1 to 5: no chemicals vs. no weeds, with 1 being no chemicals.		
1-4	4-7	
2-1	5-7	More reseeding
3-16		

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5. Are there areas where vistas are impeded by trees or other landscape? 5      28

If so, where?

- The hill above the entrance to Cartmel. Behind the Elders house.
- Remove declining walnuts and maple on lower lawn of Old Stone near pollinator garden to enhance view of meadow.
- Spring, summer, fall and winter, we appreciate the beauty of the campus and the time and effort put into it at Cartmel and Crosslands. So, from our perspective, the only place would be the full view of the meadow that we've had since 1998 until recently. A large evergreen blocks view from my kitchen. The Joyces are ok to remove it but Casey says no.
- Old pine trees around back edges of property

6. Are there areas where more trees or shrubs should be planted? 12      22

If so, where?

- Old Stone parking areas (along wood line/native shrubs)
- By 926 behind 11-12 units
- More shrubs shielding Old Stone from road/ parking
- Replace declining evergreens on Ulverston side of Old Stone. Enhance screening on Ulverston side of Old Stone. Enhance screening for units behind Old Stone driveway.
- Behind houses on Ingleton next to 926
- Behind homes that back onto 926 for both aesthetics and noise reduction.
- Where all the non native plants were removed behind 29-32 Lonsdale
- A large pine fell behind my house. It was removed but the ragged stump remains. I would like replacement tree
- Remove senescent conifers in front of Old Stone and replace with mixed plantings of trees, shrubs and groundcover. Replace conifers on south side of upper Ulverston with mixed planting of trees.
- Could use saplings in many of the woodland edges. We have a very old wooded area and invasives have prevented new growth.
- Between Windermere and Old Stone                      -Screen Rt 926
- Our woodlands have become mature and in need of renewal. We'd suggest planting some trees in the woods

7. The Committee's questions may not directly address your landscape concerns. Please prioritize the first 3 issues of importance:

\_\_\_ **Tree Succession** (replace a tree when it is removed – not necessarily the same kind of tree in the same location).

1-5

2-3

3-13

TOTAL-21

\_\_\_ **Turf Grass Reduction to Naturalized Areas** (a change from mowed/managed turf).

1-0

2-1

3-0

TOTAL 1

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- \_\_\_ **Turf Grass Management** (maintain mowed turf areas in the best possible way through soil remediation, proper mowing heights/timing, and the use of fertilizer, fungicides, insecticides, and herbicides).
  - 1-11
  - 2-8 TOTAL 28
  - 3-9
- \_\_\_ **Front Entrance Sight Lines** (being able to see east and west on RT 926 when exiting and entering Cartmel).
  - 1-13
  - 2-5 TOTAL 19
  - 3-1
- \_\_\_ **RT 926 Plantings** (maintaining the trees and shrubs along RT 926 to keep a healthy barrier between the road and units).
  - 1-9
  - 2-4 TOTAL 15
  - 3-2
  - This should be done regardless. It is a safety issue.
  - All along Cartmel property line-both Ingleton and Lonsdale
- \_\_\_ **Transition Areas** (the area between mowed turf and either meadow or woods).
  - 1-1
  - 2-0 TOTAL 7
  - 3-6
- \_\_\_ **View Shed/Vistas** (long and short views between homes, public areas or roadways).
  - 1-0
  - 2-0 TOTAL 1
  - 3-1
  - We do look at an air conditioner
- \_\_\_ **Meadow Management** (maintaining native plants in an atmosphere that attracts wildlife, and is safe and enjoyable for residents and pets).
  - 1-1
  - 2-8 TOTAL 11
  - 3-2
- \_\_\_ **Trails and Woods Management** (maintaining a wooded area that is attractive to wildlife and residents, and incorporates trails that are safe and enjoyable for residents and pets).
  - 1-3
  - 2-2 TOTAL 10
  - 3-5
- \_\_\_ **Campus Ecology** (developing and maintaining a healthy relationship between organisms – i.e. humans, wildlife – and their environment – i.e. soil, air, water).
  - 1-1
  - 2-5 TOTAL 8
  - 3-2
- \_\_\_ **Fire Gate off Ulverston** (visible and easily accessible by emergency vehicles).
  - 1-1
  - 2-1 TOTAL 2
  - 3-0

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### COMMENTS:

Hauser- We presently have clear vision of 926. We would like to get what it takes to screen it. Sound deadening from road would also be desired.

Joyce-1-I would like unsightly trees in decline to be removed, specifically five old evergreens at Old Stone (that must be treated as a unit, according to Casey.2- Maintain the diversity of trees here, please.3. Our ash tree is in decline according to person treating it for EAB. The bark at base is loose  
Lunney-I generally feel very good about our beautiful environment. It is just really important to maintain it.

Oberly-The Fire Gate on Ulverston should be closed to our private areas. Only our own dogs, walkers, etc. Weeds should not be put in the woods behind our house.

Murphy- Maintaining the trails is very important to us, especially in poison ivy "season". There needs to be better protection against accidents at the curve next to the culvert where the water ponding on the mall was repaired.

Wharry-important to maintain laws and especially landscaping at entrance to preserve the appeal and marketability of our community

Milner-More attention is paid to grass areas in front of units than sides/rear areas. Perhaps this is what is contracted for an, therefore, expected?

See attachment with additional comments