

# *Cartmel*

## **Long Range (2018-2022) Landscape/Natural Resources Plan**

**Long Range Landscape/Natural Resources/Natural Resources Committee**

Cathy Elder, ex officio

George Franz

Casey Groff

Jim Swasey

Mark Swick (until 6/3/17)

Ferd Thun, ex officio

Suzanne VanVechten

Approved:  
Executive Committee: 11/16/17

## LONG RANGE LANDSCAPE/NATURAL RESOURCES/NATURAL RESOURCES PLAN COMMITTEE

### MISSION STATEMENT:

- Develop and submit a five-year plan for the Cartmel Campus;
- Help the residents and KCC staff care for, preserve, and enhance the landscaped areas, the meadow, the woods, and the transition areas;
- Ensure the safety and needs of the residents and their pets, the environment, ecologically sensitive elements, and the aesthetically pleasing appearance of the campus, as it existed in 2016.

### GOALS:

- Help establish consensus and continuity within the community in regard to natural resources;
- Encourage consistency in annual planning in the community;
- Help KCC plan and budget for long-term needs;
- Guide individuals in making decisions at their own units.

## Table of Contents

Long Range Landscape/Natural Resources/Natural Resources Plan Committee	
Mission Statement	2
Goals	2
Introduction	4
Background Information	
Community Forest Management at Cartmel	6
Meadow Management at Cartmel	6
Woodland Management at Cartmel	8
Clarification of the Roles between the Meadow and Woods and Landscape Committees	9
The Goal of Transitioning Cartmel's Grounds Toward a Sustainable Future: Recommendation	10
Recommendations:	
Turf Grass Management	11
926 Screening	11
Waterglen Screening	12
View Sheds/Naturalized Areas	13
Landscape Renovation at Old Stone	13
Continual Educational Programming	14
Costing	14
Next Steps	15
Appendices	
A. Survey Results	16
B. Woodland Edge Guidelines	19
C. Committee Responsibilities	20
D. Additional Resources	21

## *Introduction*

In the summer of 2016, the Cartmel Residents' Association President recognized that, rather than reacting to individual "problems", we needed to be more proactive in our approach to our campus environment. After discussions with the Executive Committee and the appropriate committees, a Long Range Landscape/Natural Resources/Natural Resources Committee was appointed to develop a five-year plan for the natural assets of the campus. This committee was not to take the place of the Meadow and Woods or Landscape Committee, but, rather, provide a plan, agreed to by the community, that set forth our goals and aspirations for improving what is already a beautiful campus. At the same time, we need to be aware that our first priority is to maintain what already exists.

After initial discussions, the committee created a survey to gauge community interest in a number of topics. The survey was distributed to all residents and the response rate was approximately 80 percent. The committee then ranked the topics based on community interest and used those topics to guide its discussions and recommendations. This committee also discovered some additional topics that became important during the fall of 2016 and winter of 2017.

Why a Long Range (Five Year) Plan? The simple answer is that it allows for more prudent use of scarce resources, both financial and staff. A long-range plan also allows for incremental changes with a predetermined goal rather than ad hoc responses that fit immediate needs but not necessarily the long-term needs of the community. More importantly, it allows time to develop community consensus.

In 2017 Cartmel faces a number of issues that dictates a longer-term view of the needs of the natural resources of the campus, namely the following:

First, we have reached a point in time where many of the trees and plantings put in place at the time Cartmel was established are approaching the end of their natural life cycle. Unless a thoughtful, prudent approach to their replacement is undertaken, we face the possibility of losing much that we prize.

Second, Cartmel is a transient community - there has been significant turnover in residents and staff changes at KCC, especially during the last two years. Consequently, it is important to have a shared plan for the campus that new residents can read and commit to.

Third, we are in a generational/cultural shift and a new way of thinking, as we learn more about our environment, ecology, climate, etc. As a result, there are new and different approaches to the management of natural resources. The emphasis is away from manicured turf and heavy use of chemicals to more naturalized landscaping that emphasizes sustainability and the use of native plants.

Fourth, there is a growing realization that we are part of a much larger ecosystem. It calls on us to see our campus, along with those of our neighbors, as part of a larger picture of migration, habitat maintenance, storm water management, etc.

Fifth, we face the threat of climate change that will impact what thrives in our community and what struggles to survive. We need to start altering our planting and growing patterns to address these changes and the threats from pests such as Emerald Ash Borer.

Further, we need a mechanism for building consensus and confirming community concerns on the campus we all share and enjoy.

## ***Background Information:***

### ***Community Forest Management at Cartmel***

(This summary of tree care covers landscaped areas only. Natural areas are discussed elsewhere.)

The community forest is the foundation of the landscape. All other features such as lawns, shrubs, common beds and personal gardens, play off of the trees and their variety and placement in the community. The community forest unifies the landscape.

KCC Grounds is responsible for management of all common area plants with input from the Cartmel Landscape Committee. The goal is to provide an attractive campus with healthy trees that provide all the benefits of a community forest. This includes the preference for using native plants.

Tree care consists of regular observation, pruning and plant health care. Removals may become necessary due to disease, damage or death.

Trees within a resident's personal garden space, smaller than 15', are the responsibility of the resident. KCC Grounds will work with residents to maintain healthy trees or remove dead trees taller than 15'. Residents wishing to add trees in their space should consult the KCC Horticulturist for recommendations. KCC Grounds may remove trees in the personal garden space at turnover if the tree is deemed too large for the space. Replacement will be at the cost of the new resident.

When a common area tree dies or is damaged beyond repair, the tree is removed by KCC. Replacement of the tree, if appropriate, is worked out between the KCC staff horticulturist, the local resident and/or the Landscape Committee. A location for the new tree may or may not be at the same site. The type and size of tree is determined by the KCC Horticulturist and is based on what the site dictates.

KCC Grounds performs plant health care on trees as pests and pathogens are found. In some cases, a long-range replacement plan may be necessary when catastrophic issues affect one species.

Plant screens are an important part of the landscape and are maintained to screen the community from neighbors and roads. The original screen of trees, white pines, is maintained by removal of vines and occasional pruning. Long range plans for the plant screens should include replacements as trees decline and the use of a mixed variety of trees and shrubs.

## *Meadow Management at Cartmel*

The approximately six acres of Cartmel meadow is on sloping north-facing ground in the heart of the community, bisected by a path which also surrounds the north and west perimeter. Pasture and turf grasses predominate, although there are good stands of warm season grasses such as broom sedge, little blue stem and indian grass. There are several pockets of native wildflowers that have been planted, and milkweed is present in a number of locations.

The meadow has been managed in the past with yearly mowings in late winter or early spring, thus suppressing woody invasive plants. Several planting projects to introduce swatches of wildflowers have occurred, using the 'patch and plant' method. Success has been minimal, although monarda, penstemon and warm season grasses have done well. The lack of success is attributed to the method used, allowing competition from the pasture and turf grasses to take over, crowding out the new plants before they had a chance to become established.

On the upper part of the meadow toward the houses bordering Ingleton Circle, the meadow was extended three years ago to follow the terrain of the slope. We achieved success by first eradicating the existing grasses with herbicide, then seed-sowing native warm season grasses and wildflowers. In some cases, a few residents felt that the height of the grasses, especially indian grass, obstructed their view. This was remedied by a late summer high mowing along the edge.

Three patches of predominately turf grass were mowed in the spring of 2017 as an experiment to allow the colonization by warm season grass and wildflower seed as has been done with the Longwood meadow. These areas should be mowed several times during the summer, ending in August. This method should encourage native plants to populate these areas naturally. Monitoring is needed to evaluate success.

There is an abundance of Canada goldenrod in the meadow, which should be controlled by using herbicides. Furthermore, thistle, crown vetch and woody plants and vines should be destroyed.

The meadow-mowing regime should continue, though modifications can be made regarding timing. Another lesson learned from Longwood is that sections can be mowed by rotation to accomplish different goals. For example, mowing some areas may prevent the rampant spread of undesirables, e.g. Japanese Stilt grass. Alternatively, mowing can encourage the revitalization of nearby natives.

Future plantings should take the form of 'gardens', with plants introduced along the paths and at viewpoints using plugs to improve success. The areas should be totally killed with glysohate, then planted and mulched with decomposed wood chips. This method has had some success at the Kendal Blueberry Meadow. Again, maintenance of the beds through weeding and watering by residents is the key to success.

In the future, present species of plants in the meadow should be surveyed. The 2008 Natural Resources Plan (available in the Crosslands Library) should be updated. This will allow future management decisions to determine which plants to encourage and which new ones to introduce.





## *Woodland Management at Cartmel*

The Woodlands at Cartmel comprise four distinct habitat management areas adjacent to the landscaped and neighboring properties.

The West Woods is a mixed stand of deciduous trees. Tulip trees and cherries abound in the north upland while walnuts dominate the bottomland to the south. The area is heavily infested with invasive shrubs and vines. There are two 'habitat islands' in this woodland near the end of Windermere. The goal here is to introduce native berry producing shrubs through birds consuming the seeds and spreading them through the woodland.

The East Woods see a mix of cherries, tulip, ash and red oak trees. Invasive shrubs, notably privet and vines, are smothering this area. The more southerly bottom, being in a sunny location, is choked with invasive shrubs and vines. KCC Grounds has cleared portions of the edge along Ulverston and planted spicebush in an effort to restore the understory.

The White Oak Grove is a smaller, more interesting stand. It is dominated by a large white oak with an understory that includes younger oaks, black gum and a few aspens. Invasive shrubs are common.

In the far southwest corner, the Pine Grove consists of mature white pines planted sometime around the opening of the community. Invasives permeate the understory.

A plant survey is advisable to determine the relative occurrence of native plants and to help plan for future projects.

Several projects have been undertaken by residents and Grounds staff to control invasives and improve plant diversity. The focus over the past ten or so years has been to free the canopy of invasive vines. That work needs to continue on a yearly basis. Invasive shrubs should be cut and sprayed annually. 'Habitat islands', consisting of densely planted native shrubs, have been installed and require regular maintenance.

Along the edges of the East Woods, work should continue to clear invasives along the edges to improve views into the woods from residences and to allow for planting of native understory trees and shrubs. Invasives should be cleared mechanically and then treated with an herbicide before planting and continue for some years thereafter.

Projects performed and ongoing management should be coordinated through the Grounds Maintenance staff to insure continuity and care.

## ***CLARIFICATION OF THE ROLES BETWEEN THE MEADOW AND WOODS AND THE LANDSCAPE COMMITTEES***

The Bylaws adopted by the Cartmel Residents' Association in 2011 (updated in 2013) clearly state in detail the roles of the two committees.

"The Landscape Committee is responsible for monitoring the maintenance and improvement of the mowed and landscaped areas of the Cartmel campus."

"The Meadow and Woods Committee is responsible for planning and coordinating the maintenance and improvement of most of Cartmel's natural areas."

Both committees work in cooperation with KCC's Grounds Department.

Where there has been some confusion relates to the transition areas (the areas between mowed turf and either meadow and woods). When in doubt, the first step is to ask the Grounds Department. Trees and shrubs that have been planted in the mowed areas by KCC, and those that will be planted in the future, fall under the purview of the Landscape Committee. This committee has an advisory role in their selection and maintenance. All other transition areas (non-mowed) fall under the jurisdiction of the Meadow and Woods Committee and should conform to the Woodland Edge Guidelines, where applicable.

.

## ***The Goal of Transitioning Cartmel's Grounds Toward a Sustainable Future.***

A major reason residents choose to move to Cartmel is because of the community's vast natural beauty and well managed landscape. Meadows grow freely along rolling hills. Wooded lots provide shade and wildlife habitat while also providing beautiful view-sheds and visual screens. Together with the common areas and residents' gardens, these areas serve as habitats that support countless insect and wildlife systems. Healthy soil and water are important because we know biologically active soil leads to higher quality turf grass and cleaner surface runoff leads to healthier water ecosystems.

### **Recommendation:**

Knowing the value of our natural resources and wanting to be good stewards of the land, we recommend the idea of using environmentally friendly landscape management techniques, including wildlife, pest, and disease management, wherever possible. We seek to achieve sustainable management practices while continuing to maintain standards of beauty our residents can appreciate.

Sustainable techniques to be considered should include:

- Integrated pest management where close monitoring of pests leads to reduced use of herbicides and insecticides. The goal would be to address emergent problems quickly and effectively while they're still small and to avoid broadcast of strong chemicals, which are harmful to people, pets and wild life.
- Limited use of artificial fertilizers and lawn chemicals on the grass to protect ground and surface water resources. These could be replaced using organic matter or more sustainably manufactured products.
- Introduction of a greater variety of native plant species with four season interest where there is a need to replace aging or diseased trees and shrubs. Native plants support wildlife better than exotic species. Diversity helps to offset the effects of climate change and of spreading pest populations on our landscape.
- Expansion where possible of habitat, i.e. replacing lawn with natural plant islands or increasing the woods and meadows to tie the Cartmel campus into the greater, regional ecosystem.

For further reference:

<http://extension.udel.edu/lawngarden/commercial-horticulture/landscape/>



## ***RECOMMENDATIONS***

### ***Turf Grass Management***

In the spring of 2016 survey, turf grass management came in as the number one concern of residents. This should not come as “big news” because the grass is one of the most obvious elements of our landscape and is, also, probably one of the most susceptible to conditions outside our control—nature. If we take spring 2016 as an example, the turf looked wonderful in April and May because of spring rains. The long, hot, dry summer produced a very different result by August and then our lawns looked better with the return of some rain in September. Thus, we can assume that turf grass management is going to be a continuing concern and one that the Landscape Committee will have to spend time every year monitoring and adjusting. This is true, depending on weather conditions and the severity of the previous winter, especially the corrosive effects of salt on the road edges and the turfing of the grass by trucks and plows.

*Current turf grass management for 2016 and for the 2017 growing season:* Much of the Carmel turf grass management is done by an outside contractor. In 2016 it was Ruppert Landscaping; in 2017 it was Caramanico. They are contracted for 26 cuttings during the season. A pre-emergent herbicide (Prodimine) is applied in the spring and a subsequent spot herbicide is done during the growing season. In 2016 a reduced application of Prodimine was used. In 2017 the pre-emergent was applied at a normal rate. Holganix is applied four times during the growing season to improve turf quality. While only the front yards were fertilized this past year (2016), an effort will be made to apply fertilizer to the back and side yards (done in Fall, 2016). Also KCC staff aerates the turf periodically and lime is applied occasionally(aerating done in Fall 2016). Gypsum is applied near road edges to buffer the use of road salt over the winter(again, done in Fall, 2016).

**Recommendation:** KCC Grounds leadership, in consultation with the Landscape Committee, should continue to monitor closely, and actively adjust, the approach to turf grass management in response to the changing growing conditions and the current health of the turf. Staff should be ready to take additional steps during the growing season, if necessary, to remediate developing problems. The end goal should be vibrant healthy turf that uses only the chemicals needed. The use of Holganix should be reviewed annually to determine whether it is the most effective, cost-benefit approach to turf grass improvement and, in the long term is, in the best interest of the community.

### ***926 Screening***

The screening along Rt. 926 is an important component of the natural landscape that contributes to the Cartmel campus. It helps to shield traffic on 926 from sight and also helps to “dampen” the perceived traffic noise that affects units #1 through 12. As such it is important that it remain healthy and effective.

At the time of the drafting of this recommendation, it is our understanding that, because of cost and the need for additional engineering work, the scraping of the bank at the entrance will not be undertaken in 2017.

**Recommendation:**

KCC staff should continuously monitor the vegetation along the bank at the entrance to Cartmel to keep the vegetation under control and to help maintain the longest site line as possible along 926.

The current screening should be cleaned up by selectively removing dead and dying trees and shrubs; the existing viburnum should be pruned and “cleaned”; invasives should be removed; the existing plantings should be saved and renovated. Replacements should consist of a variety of plantings, and the depth of the screen should be increased as the site allows. KCC administration should determine whether this is a project that can be done within the annual budget or whether it should be included in a capital project, along with the Waterglen screening. As with all projects involving the campus, KCC staff should consult with the Landscape Committee on the course of action to be taken. Finally, where residents feel compelled to augment the screening behind their own units (at their own expense), the Woodland Edge Guidelines will apply and KCC will advise and approve any planting undertaken.

***Waterglen Screening Recommendation***

We understand that, as part of the development plan for the original construction of Cartmel, KCC planted a number of evergreens along Ulverston and behind Windermere to screen the Waterglen development. That “screen” is now nearing the end of its lifespan and the trees are increasingly susceptible to wind damage. The community faces increased maintenance charges to remove damaged and dying trees and the loss of the screen. Unless action is taken now, we face an aesthetic loss and a change to the “feel” of the community. The solution involves more than just the planting of replacement evergreens. Since the original planting of the trees, landscape standards have changed and it is now the practice to plant a variety of trees and shrubs to create such a screen. This exacerbates developing a plan for replacement as KCC staff attempts to work around existing trees with a different planting scheme. A lack of space also constrains the options available. The site will dictate the type of plantings.

**Recommendation:** *Short term:* KCC staff, in consultation with the Landscape Committee, should work piecemeal to remove dead or dying trees that are part of the Waterglen Screen and replace them with an appropriate mix of plantings that will continue to provide screening as appropriate to the site. *Long term:* KCC administration should consider making this replacement project a capital project since its original installation was part of the original construction. If this path of action is taken, KCC staff, in consultation with the Landscape Committee, should develop an overall plan for the replacement of the screen. Finally, where residents feel compelled to augment the screening behind their own units (at their own expense), the Woodland Edge Guidelines will apply and KCC will advise and approve any planting undertaken.

## *View Sheds/ Naturalized Areas*

[Definition: A view shed is an area of particular scenic or historic value that is visible from a location and is deemed worthy of enhancement or preservation against development or other change. It is similar to a scene, vista, and view.]

While the creation of view sheds was not a topic that received wide support in our initial survey, the Committee believes that creating several would enhance the campus, provide additional scenic variety beyond managed turf and, at the same time, give us an opportunity to test different approaches to landscaping that are currently emerging rather than just have mowed turf. Our principle view shed is the meadow. The staff and volunteers along Ulverston have created another view shed. Over the last several years the area to the right as you go up Ulverston has, in fact, turned into a mini view shed. Invasives were removed, Red Bud trees were planted, and native plants were encouraged or planted. We propose creating two view sheds, for two different reasons, to serve as experiments,

### **Recommendation:**

KCC staff, in consultation with the Landscape Committee, should develop a plan to create two view sheds/naturalized areas on campus:

- (1) The first is an example of a view shed for utilitarian purposes: It is located from the top of the west side of the Cartmel entrance along the 926 screen and berm toward unit#1. The purpose of this site is to eliminate turf grass from a site that is difficult to mow. It would provide natural variety to the 926 screen and natural variety to the view as you come down Ingleton.
- (2) The second is an example of a naturalized area that would block the sight of vehicles, along the 926 screen from units#10 through #12. The area is deep enough that the screen could be expanded to create a naturalized area that included a variety of shrubs that would be pleasing to view and, at the same time, provide an opportunity to experiment with plant material that might be used in other screens (Windermere, Ulverston)

## *Landscape Renovation at Old Stone*

The landscaping in the foundation plantings and the perimeter areas of Old Stone is old, deteriorating, and has outlived its usefulness. The foundation plantings need renewal. In the perimeter areas there are a number of spruce and other trees that are in decline and/or dying. Rather than dealing with these areas piecemeal, a new landscape plan should be developed for the whole to provide for a coherent, multi-year removal, renovation, and replacement.

### **Recommendation:**



KCC Grounds staff, in cooperation with the Landscape Committee, should develop a new landscape plan for the whole Old Stone area including the pollinating garden. The Old Stone area for this recommendation is defined as the areas from the building out to Ulverston, Windermere, and the woods/meadow/pollinator garden. This plan should include proposed new trees, shrubs and herbaceous plants and the systematic removal of the dead/declining trees, shrubs, and overgrown herbaceous plants. The plan should also provide screening of the parking area and a naturalized scenic vista for those driving up Ulverston, along Windermere, and views from the meadow/woods.

### ***Continual Educational Programming***

Since all Cartmel residents share an interest in the maintenance and improvement of our campus, achieving consensus on priorities and goals is critically important. That process clearly benefits from shared opportunities to learn about best practices in horticultural and natural resource management. Fortunately, we live in an area where experts abound. As our community continually changes with new residents coming and current residents moving out, an ongoing need to educate residents occurs.

**Recommendation:** The CRA should sponsor at least one educational program related to our campus each year. Recommendations for speakers can come from any Committee or any resident, but the Past President will be responsible for scheduling and coordinating the presentation.

### ***Costing***

While the committee knew that budget issues would always play a major role in how any of our recommendations would be implemented, they were not the paramount determiner of decisions. Consequently, once the full plan is approved, budget reality and impact on monthly fees needs to become a major concern. Much of what we propose can be accomplished without major impact on the current Grounds Budget for Cartmel. On the other hand, there is a question of whether it would be better to do all or most of these projects and cost it as a capital project. We must also keep in mind that the current Grounds Budget is already stretched to its limit as the staff deals with an aging landscape where many of the trees and plants on the campus were part of the original site development. Even if none of our recommendations is carried out, the Grounds Budget will be under pressure to meet current demands, yet alone new initiatives. We simply don't know at this time and we need to get some "real" numbers for dealing with the current landscape, as well as any new initiatives.

### **Recommendation:**

KCC administration should determine, in consultation with the Landscape and Meadow and Woods Committees, the cost of implementing these recommendations. This costing exercise should attempt to take into account the budgetary impact of maintaining what we currently have and the fact that many of our trees and shrubs are at, or approaching, the end of their natural life cycle and will need to be replaced, no matter what is done with our proposals. The study should determine whether it is budgetarily appropriate to carry out the recommendations as part of the yearly budget or as a capital project.

### ***Next Steps***

The Long Range Landscape/Natural Resources Planning Committee has worked to keep both the CRA Landscape and Meadow and Woods Committees informed, as appropriate, of proposed recommendations and to solicit their input into each. In addition, each section of the document has been reviewed and thoroughly discussed with KCC's Grounds Supervisor and Horticulturalist.

After reviews and meetings with committees and KCC administrators, the LRLNRP met to make changes based on that feedback and finalized Draft Five. That report will be disseminated to the community in late October/early November and the Committee will schedule a community question and answer session for anyone interested in attending. After that session, the Committee will meet for the last time and make final revisions. The final report will then be presented at the November CRA meeting for general agreement so that the Executive Committee can forward the report for implementation by the KCC administration and the appropriate CRA committees. This will allow for any recommendations that require budgetary support to be available to KCC for the 2018 budget cycle.

Once the plan is approved, the Meadow and Woods and Landscape Committees will assume new responsibilities relative to the execution and updating of the plan. These include the following new assignments:

- Establishing a process and timeline for executing or tracking the long-term landscape plan recommendations.
- Monitoring progress against the timeline and goals contained in the plan.
- Making recommendations for new items to be added to plan goals for subsequent years.

Each committee will submit a report to the CRA Executive Committee summarizing its assessment of the status of performance against plan and its recommendations for new items to be considered for inclusion in the plan. These reports will be reviewed at the September CRA Executive Committee meeting and shared with KCC management. With KCC

management consent, items may be deleted from the plan or added by the CRA Executive Committee in the fall of each year. Where appropriate, new items may also be incorporated in budget planning for the subsequent year. Once approved, these revisions will be discussed and approved by the entire community at the next appropriate CRA meeting.

The Executive Committee shall poll the community in the fourth year to identify areas of concern, priorities or unidentified needs. If deemed appropriate, the Committee may charge a working group to undertake a review of the plan.

## Appendix A: Survey Results

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	
3-16	-More reseeding	

- |  | Yes | No       |
|--|-----|----------|
| 5. Are there areas where vistas are impeded by trees or other landscape?<br>If so, where?  | 5   | 28       |
| <ul style="list-style-type: none"> <li>-The hill above the entrance to Cartmel. Behind the Elders house.</li> <li>-Remove declining walnuts and maple on lower lawn of Old Stone near pollinator garden to enhance view of meadow.</li> <li>-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.</li> <li>-A large evergreen blocks view from my kitchen. The Joyces are ok to remove it but Casey says no.</li> <li>-Old pine trees around back edges of property</li> </ul>   |     |          |
| 6. Are there areas where more trees or shrubs should be planted?<br>If so, where?  | 12  | 22       |
| <ul style="list-style-type: none"> <li>-Old Stone parking areas (along wood line/native shrubs)</li> <li>-By 926 behind 11-12 units</li> <li>-More shrubs shielding Old Stone from road/ parking</li> <li>-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.</li> <li>-Behind houses on Ingleton next to 926</li> <li>-Behind homes that back onto 926 for both aesthetics and noise reduction.</li> <li>-Where all the non-native plants were removed behind 29-32 Lonsdale</li> <li>-A large pine fell behind my house. It was removed but the ragged stump remains. I would like replacement tree</li> <li>-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.</li> <li>-Could use saplings in many of the woodland edges. We have a very old wooded area and invasives have prevented new growth.</li> <li>-Between Windermere and Old Stone</li> <li>-Screen Rt 926</li> <li>-Our woodlands have become mature and in need of renewal. We'd suggest planting some trees in the woods</li> </ul> |     |          |
| 7. The Committee's questions may not directly address your landscape concerns. Please prioritize the first 3 issues of importance:   |     |          |
| ___ <b>Tree Succession</b> (replace a tree when it is removed – not necessarily the same kind of tree in the same location).   |     |          |
| 1-5  |     |          |
| 2-3  |     | TOTAL-21 |
| 3-13   |     |          |
| ___ <b>Turf Grass Reduction to Naturalized Areas</b> (a change from mowed/managed turf).   |     |          |
| 1-0  |     |          |
| 2-1  |     | TOTAL 1  |
| 3-0  |     |          |
| ___ <b>Turf Grass Management</b> (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

**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 appearance 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?

## *Appendix B: Woodland Edge Guidelines*

These guidelines are intended to inform residents about what improvements they may make in the woodlands behind their houses. (The meadow is a restricted area and not subject to a resident's planting.) These improvements must meet two requirements: first, to provide better habitat for native wildlife as described in the Natural Resources Management Plan of October 2008 and second, improve the aesthetics as seen from residences. Meeting these two requirements will insure a continuity and consistency of appearance throughout the community.

Residents wishing to work in the woodland edge must submit a written plan. All plans, as noted below, must first be submitted to and approved by the Meadow and Woods Committee before final review by KCC Grounds.

1) Selectively remove non-native plants to a depth of up to 25 feet into the woods from a line extending from the common wall to a line extending from the mid-point between neighbors with the following restrictions:

a) No native plants may be removed. Plant debris of non-native plants may be chipped, left on site or removed from the Cartmel property. Plant debris will not be removed by KCC Grounds.

b) Only native plants may be planted; a list of recommended plants will be provided. If residents do the planting, they are responsible for future maintenance. Existing native plants may be lightly pruned.

c) No logs 6 inches or greater in diameter may be removed. All tree maintenance is the responsibility of KCC Grounds.

d) Grass may not be extended beyond its current border, nor may mulch be substituted in woodland areas. KCC Grounds will provide leaf mulch in the Fall for those residents requesting it.

e) No man made constructions are permissible – other than birdhouses.

f) Vines should be cut close to ground level, the ground end painted with herbicide, such as Roundup glyphosate

g) Costs for any projects undertaken are the responsibility of the resident.

2) Existing plantings that do not meet these guidelines may remain until the unit is turned over, at which time KCC Grounds will remove or modify any non-conforming elements.



Current residents who wish to bring their woodland edges into conformity with these guidelines are encouraged to contact KCC Grounds for advice.

## *Appendix C: Committee Responsibilities*

**The Landscape Committee** is responsible for monitoring maintenance and improvement of the mowed and landscaped areas of the Cartmel campus. The responsibility includes all common areas not included with Meadow and Woods and Property Committees.

1. Continue contact with Grounds Maintenance personnel to insure that smooth cooperation and communication exists in landscaped area maintenance and improvement.
2. Work with Grounds Maintenance to ensure that mowing, lawn and tree trimming, fertilizing, pest control and general lawn care, shrub and tree care (including shrub and tree removal and replacement) are done appropriately and in a timely manner.
3. Periodically review the Cartmel Lawn and Garden Guidelines and update and distribute as necessary for the Resident's Manual.
4. Review, advise and approve plans for individual residents in accordance with the Cartmel Lawn and Garden Guidelines.
5. Encourage the use of native plants.

**The Meadow and Woods Committee** is responsible for planning and coordinating the maintenance and improvement of most of Cartmel's natural areas. This includes creating an aesthetically pleasing environment, preserving bird and animal habitat. The area involves the meadow and its adjacent woods, the woods between Lonsdale Lane and Ulverston Drive, the woods between Lonsdale Lane and Route 926 and the trail area west of Ingleton Circle. The responsibility includes:

- Monitoring the condition of the meadow and the woods and developing proposals for enhancements
- Maintaining active liaison with management personnel in planning maintenance and improvements.
- Encouraging and coordinating participation by interested residents in ongoing efforts to control vines, clear trails, plant wildflowers, etc.

Encouraging the use of native trees, plants and vines.

## *Appendix D: Additional Resources*

### Cartmel Tree Survey:

<http://cartmel.kalresweb.org/resident-exchange/cartmel-tree-inventory/>

### Sources for Future Reference

#### Cartmel Meadow:

<http://cartmel.kalresweb.org/resident-exchange/natural-resources-our-meadow/>

#### Local Resources:

<http://cartmel.kalresweb.org/committees/committees-landscape/>