LANDSCAPE COMMITTEE CHARTER

RIDGESTONE HOMEOWNERS ASSOCIATION

Date adopted: \_\_\_\_\_\_\_ Revision date: \_\_\_\_\_\_\_\_\_

The Ridgestone Board of Directors has determined that it is in the interest of the homeowners to form a standing (ongoing) Landscaping Committee.

**Duties and Functions of the Committee**

The purpose of the Landscape Committee is to periodically review the state of the landscaping in the Ridgestone community, and report their recommendations for needed maintenance and improvements to the Board.

1. The Landscape Committee will walk the entire Ridgestone community on a regular basis (frequency to be determined by the Committee and the Board), looking for places that need maintenance or improvement.
2. When considering areas for improvement, the Committee, in line with budgetary limitations, will consider the relevant provisions of the Declaration, the overall aesthetic of the community, and the consistency of landscaping quality.
3. After each walkthrough, the Committee will produce a written report to the Board listing their findings. Email is the preferred method of submittal, although presentations directly to the Board can be arranged if the Committee feels it is necessary.
4. The Committee reports only to the Board, and only in an advisory capacity. The Committee has no authority to direct the Landscape Contractor or make any changes to the landscaping.
5. The Committee will consider the Ridgestone Recommended Plant List (available on the HOA web site) and the Snoqualmie Ridge Recommended Plant List (on the ROA website) when recommending new or replacement plants.
6. The Committee may propose updates to the Ridgestone Recommended Plant List, accompanied by justification for the changes.
7. From time to time, the Board may request that the Committee take up other landscape-related duties.

**Duties of the Board of Directors**

1. The Board will consider the Landscape Committee reports at their earliest opportunity, which may be prior to the next Board meeting.
2. Maintenance issues that the Board agrees to correct will be referred by the Board to the Landscaping Contractor via the property manager.
3. Improvement suggestions will be taken under advisement by the Board at the earliest opportunity. The Board will determine whether to proceed with the suggestion, modify it, or table it. Funding for approved improvements will be determined by the Board.
4. The Board will consider any recommended changes to the Ridgestone Recommended Plant List proposed by the Committee.

**Committee Membership**

1. The Board has the authority to appoint and remove members at its sole discretion.
2. Committee size is preferred to be a minimum of three members and a maximum of five members.
3. The Board will appoint a committee chair from among the members. The chair will serve as the Board’s primary contact on the committee.
4. Committee members can be any Ridgestone resident in good standing with the HOA.
5. Any committee exercising Board authority must include at least two Board members, notwithstanding specific limitations of power contained in this charter.
6. The Board has the authority to dissolve the committee at its sole discretion and assume any committee powers.
7. Experience with any aspect of landscaping maintenance, design, or knowledge of local plants is preferred but not required.