The Falls 2004

2026 Landscape plan





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x
x



For presentation / HOA members this slide will have data from the present state of affairs for 2025 and 2026.

Water cost

- x

Water volume

- x

Landscaping cost.

- x

Irrigation cost.

- x

The HOA has already started xeriscaping over the past couple years by not replacing dead vegetation.

Current budget for landscaping:

- x

Potential estimated savings in 2027, 2028, and 2029 (calculations on final page)



Four arbitrary zones for planning.

Overarching Plan:

Fall 2026

- remove dead and dying plants.
- remove metal stakes.
- turn off irrigation to Zones A and B
- establish landscaping maintenance team

Spring 2027

- irrigation to Zones C and D reduced by 50%

Summer 2027

- develop the plan for replacement xeriscaping plants and purchasing of ornamental sculptures / landscaping rocks
- remove dead plants throughout the summer

Fall 2027

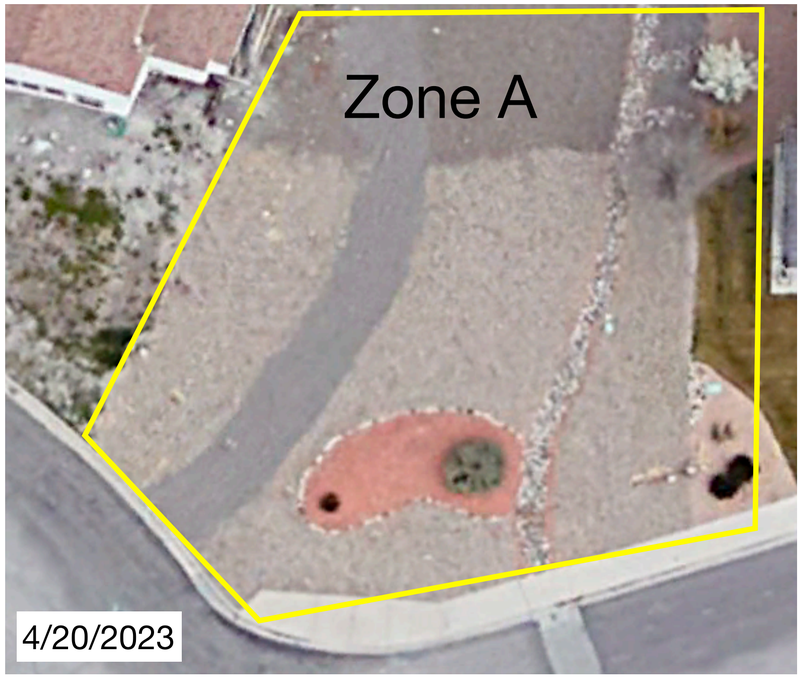
- plant xeriscaping plants

Spring 2028

- turn off irrigation to all established vegetation
- continue to irrigate newly planted xeriscaping

Fall 2028

- Turn off irrigation to Zones C and D



Zone A

contains:

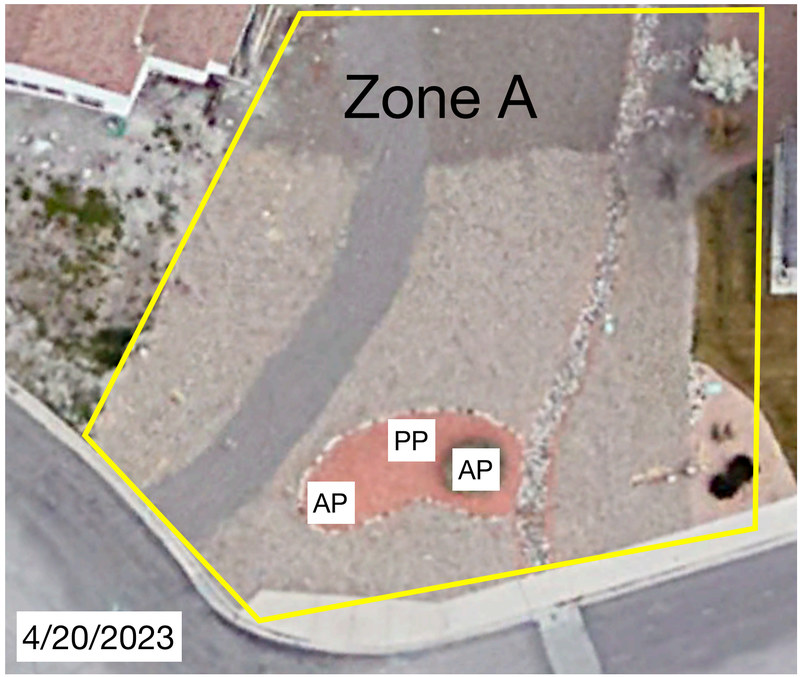
- 1 pinyon pine *Pinus edulis*
- 2 Apache plumes *Fallugia paradoxa*
- 2 unused spots
  - 5 closed sprinkler heads

Recommendation:
Fall 2026 - turn off irrigation to this zone

- remove two metal fence posts

It is possible these plants survive without irrigation as they have xeriscaping properties.





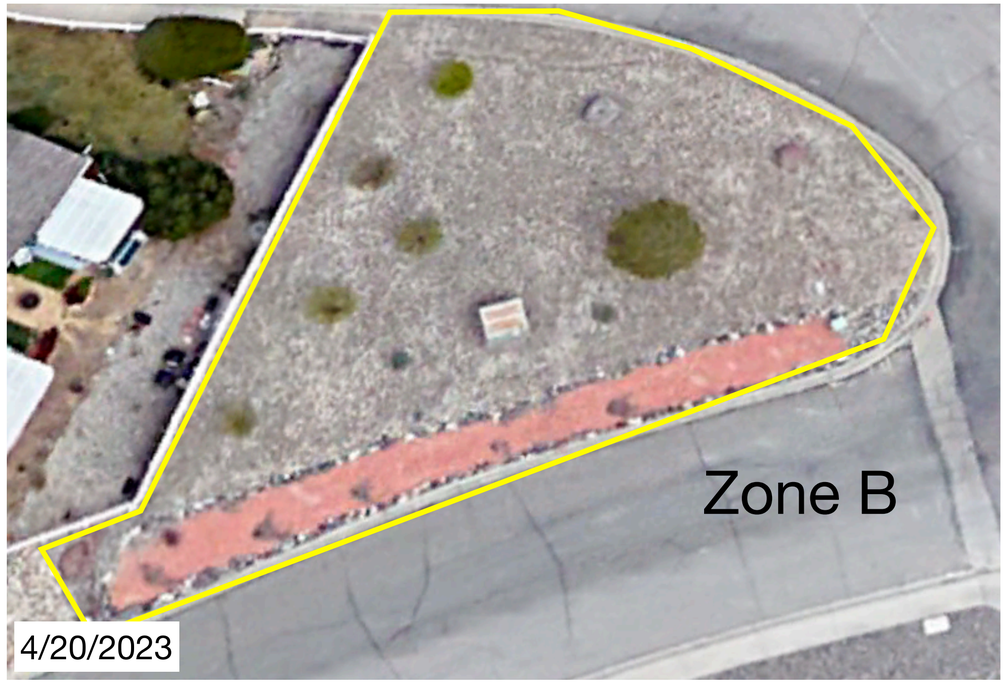
Zone A

contains:

- 1 pinyon pine (PP) *Pinus edulis*
- 2 Apache plumes (AP) *Fallugia paradoxa*
- 2 unused spots
  - 5 closed sprinkler heads







Zone B

contains:

- 5 locust?
  - All appear drought stressed
- 2 ceanothus *Ceanothus fendleri*
  - All appear drought stressed.
- 5 Virginia Creeper *Parthenocissus quinquefolia*

The tree in this image have already been removed.



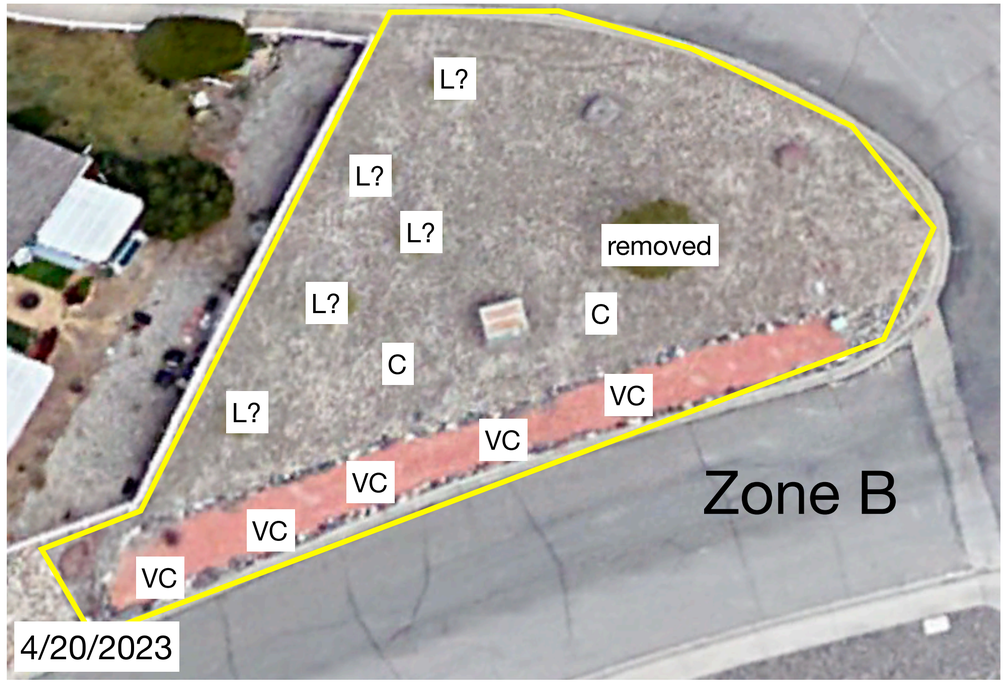
Recommendation:
Fall 2026 - Turn off irrigation to this zone.

- remove the 5 locust? and clean up dead leaves from rocks
- remove two metal fence posts

Summer 2027

- develop the plan the place metal cactus / sculptures / decorative rocks etc in upper tier





Zone B

contains:

- 5 locust? (L?)
  - All appear drought stressed
- 2 ceanothus (C) *Ceanothus fendleri*
- 5 Virginia Creeper (VC) *Parthenocissus quinquefolia*

The tree this image have already been removed.









Zone C

contains:

- 2 Arizona cypress (AC) *Cupressus arizonica*
- 1 cinquefoil (C) *Dasiphoria fruticosa*
- 3 Chinese juniper (B) *Juniperus chinensis*
- 1 ornamental cherry (OC) *Rosaceae Malus sp.*
- 3 sumac (S) *Rhus aromatica*
- 1 lilac? (?) Syringa sp.
- 1 locust? (L?)
- 1 pinyon pine (PP) *Pinus edulis*

8 unused irrigation locations

Recommendation:

- Fall 2026 - remove 2 Chinese junipers, remove locust, remove metal fence post
- Spring 2027 - reduce irrigation to this zone by 50%
- Fall 2027 - turn off irrigation to established vegetation and plant xeriscaping plants
- Fall 2028 - turn off irrigation to this zone.





Zone C

contains:

- 2 Arizona cypress (AC) *Cupressus arizonica*
- 1 cinquefoil (C) *Dasiphoria fruticosa*
- 3 Chinese juniper (B) *Juniperus chinensis*
- 1 ornamental cherry (OC) *Rosaceae Malus sp.*
- 3 sumac (S) *Rhus aromatica*
- 1 lilac? (?) Syringa sp.
- 1 locust? (L?)
- 1 pinyon pine (PP) *Pinus edulis*

8 unused irrigation locations









Zone D

contains:

- 1 ornamental cherry (OC) *Rosaceae Malus sp.*
- 2 Chinese juniper (B) *Juniperus chinensis*
- 2 junipers (J) *Juniperus sp.*
- 1 rose (R) *Rosa sp.*

contains:

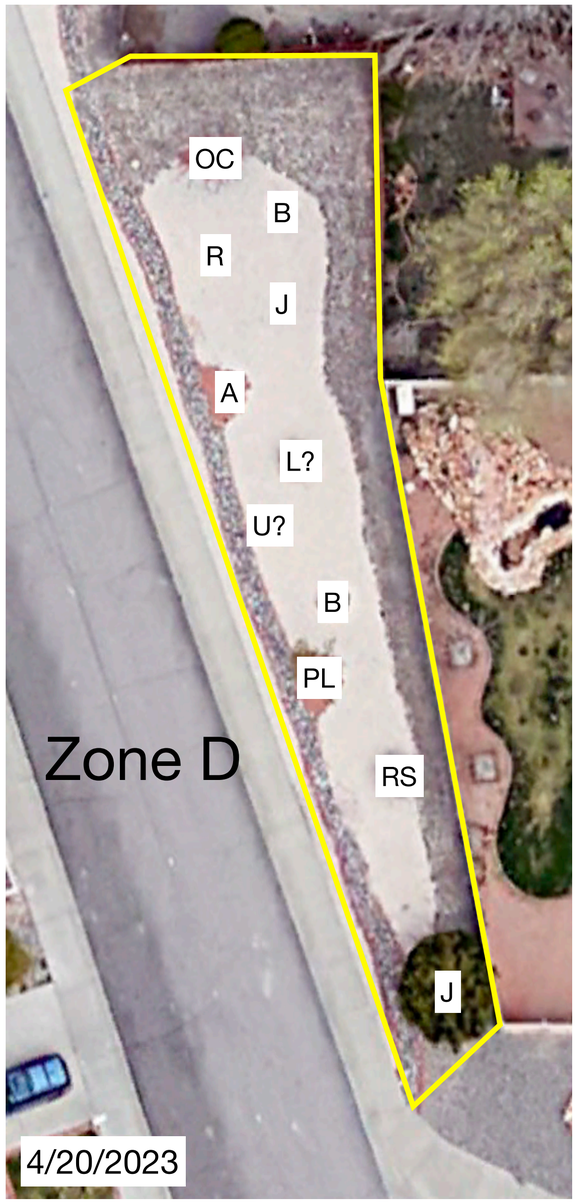
- 1 ash tree (A) *Fraxinus sp.*
  - Suckers from cut tree. Has no irrigation.
- 1 locust? (L?)
- Unknown (U?)
- 1 plum tree (PL) *Prunus sp.*
- 1 Russian sage (RS) *Salvia Yangii*

Recommendation:

- Fall 2026 - remove 4 metal fence posts, remove locust?, pull Siberian elm from rose plant
- Spring 2026 - reduce irrigation water by 50%
- Spring 2027 - replace dead vegetation with xeriscape plants
- Fall 2027 - turn off irrigation water.







Zone D

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- 1 ash tree (A) *Fraxinus sp.*
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Landscape Team

- The immediate formation of a volunteer landscape team.
- Team to meet monthly at a repeat date (suggest first Wednesday of the month one hour before sunset).
- Team will use text and email for communication.
- The team will make judgement calls on plant health, plant care, and the decision to remove dead / dying plants.
- If new xeriscaping plants are added in 2029 and later this team will decide what to plant and will be in charge of hand watering those new plants for their first season.
- Goals are to beautify the common areas (clean up rocks, trim dead plant material, pick up trash, and meet up with your neighbors on the team).
- Due to herbicide spray laws and the dangers of herbicide application the HOA will maintain a contract with a landscaping company for herbicide application.
- This will reduce HOA costs / dues while providing a better product than an landscaping company.
- Well maintained xeriscaping landscaping looks professional and shows care for the neighborhood.

Possible Xeriscaping Plants

Basically, perennial shrubs you find in the foothills around us that have very low water demands.

- Rabbit Brush *Ericameria nauseosa*
- Flowering saltbush *Atriplex canescens*
- Cliffrose *Purshia stansburyana*
- Apache plume *Fallugia paradoxa*
- Big sagebrush *Artemisia tridentata*



Perennial forbs you find in the foothills around us that have very low water demands.

- Firecracker penstemon *Penstemon eatonii*
- Palmer penstemon *Penstemon Palmer*
- Scarlet globe mallow *Sphaeralcea coccinea*
- Gooseberry leaf globe mallow *Sphaeralcea grossulariifolia*

Succulents you find the foothills around us.

- Banana yucca *Yucca bachata*
- Soapweed / Great Plains yucca *Yucca glauca*

If we have a dedicated landscape team we could work towards cactus in the future. These are more difficult to maintain and typically cost more to purchase.

Non-natives may work as well such as Red “yucca” *Hesperaloe parviflora*

Final Thoughts:

A 2.5 year transition will have less impact on the community. We have hardly noticed the reduction in plants over the last couple of years.

Some of these established plants will hopefully do fine without irrigation.

We will not be able to plan for replacement xeriscaping plants or decorative sculptures / rocks until we know which plants will likely survive without irrigation. This will probably be evident by July 2027.

Xeriscapic plants can survive but require irrigation / hand watering for the first year to establish. Smaller plants are better as they can adapt better.

Landscaping contract for 2027 will need to be altered.

Calculations for savings

Water Costs
2024: $2,820.00
2025: $2,520.00
2026 9/21 YTD: $1,170.00

- current usage $2670 (2 year average)
- 50% reduction saves $1335 in 2027
- no irrigation saves $2670 in 2028

Irrigation Costs
2024: $3,168.42
2025: $531.25
2026 9/21 YTD: $1,200.00

- current costs $1850 (2 year average)
- no irrigation saves $1850 in 2027

Landscaping Costs
2024: $3,159.00
2025: $3,522.54
2026 9/21 YTD: $1,885.00

- current costs $3341 (2 year average)
- potential savings unknown
  - HOA doing more of the work