

# University Park Homeowner's Association, Inc.

## Common Areas Landscape Master Plan

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WHEREAS the Board of Directors (the "Board") of The University Park Homeowners Association, Inc. (UPHOA), a Colorado non-profit corporation (the "Association") has adopted this Charter providing for a new volunteer committee, which will be called the University Park Master Plan Committee.

### Purpose:

1. to create a 5-year common areas landscape master plan that lets University Park residents work together on something positive, constructive and unifying
2. to get a preliminary budget for landscape improvements to be implemented over the next 5 years

*NOTE: in addition to plant materials, landscape plans will consider maintenance and/or replacement of hardscape elements such as fences, walkways, irrigation, entrance features, lighting, benches and trash receptacles*

**Scope:** create a Landscape Master Plan Committee of no more than seven (7) people to work with Gary Schmidt (UP HOA BOD and RLA) & Carla Anderson (RLA) on the following steps:

1. Site Visit(s)- document existing conditions, take photographs, discuss ideas for improvements
2. Brainstorming / Blue Sky Planning- as a group, develop ideas that may (or may not) be appropriate to improving the looks and function of our existing landscape (all ideas are okay, but not all ideas will be used)
3. Concept Designs - using the most promising ideas from #2 above, develop conceptual landscape plans for up to nine areas within University Park in sufficient detail to be cost estimated
4. Preliminary Cost Estimating - rough cut but sufficient to provide Treasurer with cost estimates for reserve study portion of the UPHOA budget
5. Board Presentation - present plans to BOD and UP Community, prioritizing and ranking concept designs and signing off on next year's Final Design project(s) - by September 30<sup>th</sup>


**Timeframe:** June through September 2025

**ADOPTED** by the Board of Directors of The University Park Homeowners Association, Inc., effective on May 21, 2025.

THE UNIVERSITY PARK HOMEOWNERS' ASSOCIATION, INC.  
Colorado non-profit corporation

  
By: Lloyd Nordhausen, President, UPHOA

Date: 5-21-25

  
By: Nancy Bunker, Secretary, UPHOA

Date: 5-21-25