

# Results and Comments from Mariposa Landscaping in the Common Areas Satisfaction Community Survey

The Landscaping Committee of the Mariposa Neighborhood Association sent out a landscaping questionnaire recently to gather input regarding resident satisfaction with the landscaping in the common areas.

- **83%** of residents rate the landscaping in the common areas as very poor to less than good and in need of attention.
- Over **57%** of respondents informed responsible parties about their landscaping concerns. **79%** of respondents received no response and **81%** of respondents reported that their landscaping concerns were not fixed.

Respondents nearly equally marked concerns in the areas of irrigation, planting trees and shrubs, planting perennial plants, and properly pruning existing plants. Survey questions and answers are as follow:

## 1) How do you feel about the landscaping of the common areas in Mariposa?

Residents gave this question a 2.6 out of 5 rating.

- |       |                                                        |
|-------|--------------------------------------------------------|
| 40%   | It looks less than good and needs some attention       |
| 25%   | It looks poor and needs attention                      |
| 17.5% | It looks very poor and needs a great deal of attention |
| 12.5% | It looks good and I am satisfied                       |
| 5%    | No label                                               |

## 2) What area(s) need(s) attention? Choose one or more answers.

- |     |                                                          |
|-----|----------------------------------------------------------|
| 49% | Blue Grama                                               |
| 43% | Mariposa Parkway, just past entrance to community center |
| 43% | Other (give more detail in Comments at end of survey)    |
| 34% | Redondo Sierra Vista                                     |

## 3) In areas needing improvement, what would you like to see done?

- |     |                                |
|-----|--------------------------------|
| 29% | Fix irrigation                 |
| 29% | Properly prune existing plants |

- 22% Plant trees and shrubs
- 20% Plant perennial plants which return each year

**4) Did you notify anyone about your concerns?**

- 57% Yes
- 43% No

**If so, whom did you notify?**

- Ed Lyons The vast majority of respondents said it was Ed who was notified. Several indicated Ed was notified by them several times
- HOA
- Jack Eichorn
- Landscaping company representative
- MNA

**Did you get any response?**

- 79% No
- 21% Yes

**If you got a response, was the problem fixed?**

- 81% No
- 19% Yes

## Written Comments

I have lived in Mariposa for 14 years as well as worked for a community association. The main reason for the lack of landscaping care comes directly from community management and not the landscaping company. The landscaping employees work off of a maintenance request given to them by their employer which is requested by the community manager. Currently, the landscaping employees have had their hours cut back to 6 hours a day as the community manager does not feel the need to have them work in our community longer. There are only 2 employees who handle the care of our community. The landscaping company will send out its irrigation employees to handle the needs that need attention. Often, I have only seen one landscaping, mowing the park, and doing the job of the 2 person crew. So please have the community management be accountable for the shortfall of the lack of landscaping care.

Common area landscaping has deteriorated since we moved here 5 years ago. The community management company's failure to maintain these areas should be grounds for contractual default.

There are literally hundreds of small patches of sand that are being irrigated that no longer have plants. There are plants and trees that have died (or are dying) because the irrigation to them isn't working. Our landscaping company doesn't seem to know how to do anything that doesn't involve a weed wacker. This summer, I actually saw them ripping limbs from a dying tree on Blue Grama - just yanking the limbs off by hand rather than cutting. This leaves the tree open to pests and disease. The tree itself had to be cut down about a month later. Their so-called trimming of sage bushes has killed one plant and left dozens damaged and disfigured. The irrigation at the entry to our street has been broken all year. There were some "repair" flags there for a while, but nothing has been fixed. Problem areas in regards to missing plants and water going to waste are along Blue Grama and Redondo Sierra Vista, and also at Desert View and Blue Grama, Desert Marigold and Blue Grama, Desert Zinnia and Blue Grama, Venada and Blue Grama, Ridge and Blue Grama and Reservoir and Blue Grama.

Residents should know that the landscaping service requests are made by the Mariposa Community Manager. Work orders are provided to the Yellowstone employees by the company.

Along Blue Grama, a lot is bare and dead, and in places where it isn't dead, it needs to be pruned. It just looks like it isn't cared for by anyone.

We regularly see the 'drip' irrigation spouting and wasting water and money. This is the routine maintenance we're paying for and not getting.

Irrigation is not functional at Blue Grama and Desert View. Plants are dead there trees have been cut down on Blue Grama and not replaced. Numerous perennials have not been replaced at the corner of Blue Grama and all intersections. There are irrigation outlets visible but missing plants.

Blue Grama on either side of Desert View Rd looks bad. Many plants have died this summer and not been replaced, irrigation doesn't seem to be working, dead tree stumps, and poorly pruned sage along the walls. Many other trees along other roads have been cut down and not replaced. Other areas farther down Blue Grama also do not look good and are missing plants.

Many plants seem to have died on Blue Grama. I think there needs to be some replanting.

Only native bushes should be planted. The trees along Blue Gramma & Desert View are not. Trees are weak & dying. Judith Phillips has said, only bushes will survive. In less than 20 years, trees will die because their root systems can't survive droughts. Will be using too much water to try to keep them alive & healthy. Example: Pine trees use over 9 gallons of water daily. Will stress & become susceptible to pine bark beetles. The developers are planting garbage trees that will not survive. Residents will incur the cost of removing them when they die. The tops snap off in high winds now. These trees should be removed now. Also, along Blue Gramma: Between the sidewalk & road, plantings should be removed. The snakes hide under the brush. It is unsafe to walk along the sidewalks! Now during COVID, in order to walk 6 feet away from someone walking towards you, you need to cross thru the brush to get to the bike lane.

Irrigation specifically around the park parking lot and tall planters is flooding and needs repair. Inside the Redondo neighborhood, plants in common areas and by the sidewalks need to be checked that they meet the guidelines set forth, ie type of trees, etc.

Constant dying grass in the pocket park, sprinklers frequently broken and wasting water, 2 dead trees in VML esplanade that have never been replaced.

When driving by Redondo there are a few dead trees that need to be replaced. Also throughout the season, there needs to be more pruning of plants through all of Mariposa.

Just to the North of La Luz Cir on Redondo Sierra Vista, 3 trees were removed and not replaced. Now, there are tree stumps and the trees need to be replaced.

Properly prune existing plants.

The trees need attention.

Subdivision entrances and some trail paths need additional pruning.

The Pikes Peak Common area near the back gate and by 5448 Pikes Peak needs attention.

Continue to keep the landscaping as natural as can be.

I am particularly concerned about the triangle of open area on the south side of the Peaks. Not only is there builder debris, but also dangerous weeds that will hurt sensitive dog pads. In addition, it just looks like an abandoned lot. When compared to what Pulte has done with their open space it is a real eyesore and not in keeping with the standards of Mariposa. I would be happy to work with other interested folks to help design and create something better, if we had some funding. I realize it is a drainage area, but surely it could look better. I do appreciate that they finally put gravel on the park strip. Additionally, and I did not contact Ed about this, shrubs have died along the West entrance area (all along and around the sign area inside the gate near the dog bags...particularly along the park strip but also some of the trees behind the sign)...but have not been replaced.

During rainstorms, mud accumulates on sidewalks along Blue Grama. Something needs to be done to prevent this, which may include planting more shrubs to hold soil in place. Also, once the mud forms on the sidewalks it should be cleaned up ASAP. Ed and Jack said such clean-up was a priority, but that did not seem to be the case.

I don't believe I have ever seen the landscape maintenance company do any cleanup in The Peaks, yet we pay HOA fees for this type of service.

I have notified Ed to take out a wayward bush and to fix irrigation (sent him pictures of three sprinklers that were broken with water pouring out) and notified him of dead plants.

I am angry that Yellowstone was notified, they said they would take care of it and they did not. They need to be held to a higher standard. I am also angry that Ed Lyons said on November 4th that no one had told him about the irrigation not working when, in fact, he had been notified by more than one person. If we have documentation (sent emails for example) this needs to be taken to Tim Brislin and the HOA Board as it is not okay for Ed to be lying to the MCA Board and lying to the residents!

Finally, if you commented and your comment is not listed here our apologies. We did not want to spend a lot of money on paying for a survey and the free platform we used, Survey Monkey, limited us as to how many comments we could collect. **We appreciate everyone who participated! The Committee feels like it yielded important information and actionable evidence that the HOA is not maintaining the neighborhood as outlined in the governing documents.** The MNA will be writing a letter to both the MCA Board of Directors and the CCMC. It will be posted on the MNA website.