

# *Ravens' Roost Cohousing Landscaping and Garden Policy*

Adopted by consensus on July 11, 2016

## Purpose Statement:

The purpose of the Ravens' Roost Landscaping and Garden Policy is to:

1. Cultivate a landscape and environment that is safe, accessible, healthy, and beautiful.
2. Promote the use of Alaska native plants and respect the existing natural environment and native vegetation.
3. Encourage an "edible landscape."
4. Promote sustainable and organic cultivation practices.
5. Strive to make gardening opportunities available and accessible to all including those who are differently abled.
6. Foster cultivation practices that are suited to northern climates.
7. Strive to use existing, local, "least toxic alternative" materials for fencing, garden boxes, structures, etc.
8. Inspire all Ravens to get their hands in the soil and enjoy the world outside their doors.

## Role and Responsibilities of the Landscape Team

1. Develop, update and implement this policy with the consensus of Ravens' Roost members.
2. Prepare an annual Landscape Plan and budget to share with Ravens' Roost members in advance of HOA budget finalization each year.
3. Make day-to-day decisions regarding the Ravens' Roost landscape, gardens, and orchard on behalf of Ravens' Roost. Bring major decisions forward to all members consistent with this policy.
4. Identify landscape and garden-related tasks for inclusion in the Ravens' Roost community jobs list.

## Synthetic pesticides, herbicides and fertilizers

Ravens' Roost strives to limit the use of synthetic pesticides, herbicides and fertilizers in its landscape. Synthetic pesticides, herbicides and fertilizers are not allowed in common element areas unless Ravens' Roost members arrive at a consensus that their use should be allowed for a particular purpose.

The responsible use of synthetic fertilizers in limited common element areas is allowed by unit owners within their limited common element. The use of synthetic pesticides and herbicides is not allowed in limited common element areas except by Ravens' Roost consensus as above.

A list of low impact "natural" pesticides, herbicides and fungicides that can be used are listed in Attachment A of this policy. Organic fertilizers include fish oils, steer and chicken manure and compost. Ravens' Roost encourages the onsite production and use of enriched compost (e.g., mixed with chicken manure) when possible.

## Trees and shrubs

The use of trees and shrubs native to Southcentral Alaska is preferred in both common and limited common element areas of Ravens' Roost. The site characteristics (shade, moisture, wind) of each planting location should be considered in the selection of appropriate species. Due consideration should also be given to the mature height and width of trees and shrubs. The potential benefits of large trees and shrubs (screening undesirable views, creation of a natural landscape, visual interest, likelihood of attracting birds and other wildlife, etc.) should be considered along with the potential negative effects (unwanted shade, view blockage, attracting unwanted wildlife, etc.) that might affect all or some unit owners. The relative cost of a particular tree or shrub should be considered in the selection of landscape materials for common areas.

The vulnerability of tree and shrubs species to moose browse must be evaluated and appropriate protection employed. Moose protection should be effective and visually appealing. The cost of moose protection should be a consideration in the selection of landscape materials in common areas.

If common element trees or shrubs planted within common areas are shading or creating a problem in the limited common element of a homeowner's yard, the homeowner may request consultation/review by the Landscape Team who will then decide on appropriate action (and who may include entire community in the discussion and action plan if indicated).

### *Selection and donation of trees and shrubs in common areas*

The selection of trees and shrubs in common area shall be coordinated by the Landscape Team. The Landscape Team shall solicit input from other Ravens' Roost members and significant decisions (e.g., selection and placement of large trees, expenditures of more than \$1,000) shall be brought to the attention of the members of the association to determine whether the decision should be made by all members. Members may donate trees and shrubs to be planted in common areas subject to the approval of the Landscape Team. Once donated, these plants become the common property of Ravens' Roost.

The selection of trees and shrubs in limited common element areas is left largely to the owners of those properties subject to the limitations described in Attachment B.

### *Noxious, undesirable and invasive species*

Any species identified by the UAF Cooperative Extension in the "Don't Plant a Problem" publication, including amendments thereto, as undesirable, noxious or invasive shall not be planted anywhere on Ravens' Roost property including limited common element areas.

<https://www.uaf.edu/files/ces/publications-db/catalog/anr/FGV-00146>.

## Edible landscape

Planting of fruit trees, berry bushes, and edible vegetation is encouraged, consistent with this policy, in both common and limited common element areas. In addition to the designated garden plots and orchard, other locations in the common areas with desirable characteristics (e.g., sun, good soil) for edible plants should be identified for edible plantings. The integration of edible plants (e.g., lettuce, kale, rhubarb) among ornamental plantings is encouraged. Consideration should be given to the long term preservation of areas conducive to growing edible plants (i.e., moose protection, prevention of shade encroachment). A list of some potential edible landscape plants can be found in Attachment C.

## Grazing policy

Except for designated garden plots discussed in the next section, in common areas, incidental grazing by members is allowed unless specifically prohibited by the Landscape Team. The Landscape Team may limit some grazing due to low production, the need to get new plants established or other reasons. Examples of grazing include picking and on-the-spot consumption of a limited amount of fruit or berries, herbs, the harvest of fruit or rhubarb for a single pie, or picking of lettuce for a salad. Members should recognize that fruit should be ripe when picked and that special picking techniques may be necessary to minimize damage to plants when harvesting (e.g., apples, rhubarb.) Larger scale harvests shall be coordinated by the Landscape Team and shared equitably among members.

## Garden Plots

Ravens' Roost has reserved a common area southwest of the Common House for community and individual gardens. Participating Ravens will have the option of constructing an individual bed for their use or assisting with the construction of a shared bed. Gardeners will pay for individual and shared bed materials. However, once installed, the materials used to construct individual and raised beds in the garden will be treated as a common community resource.

Interested Ravens shall work with the Landscape Team to layout garden plots. If a raised bed is to be constructed, the Landscape Team may determine acceptable construction materials.

Gardeners will be responsible for planting their space in a manner that minimizes shading on adjacent plots. Ravens' Roost policy (see above) on the use of pesticides, herbicides and fertilizers must be followed.

### *Reservation and assignment of garden plots*

The Landscape Team shall endeavor to meet the desires of Ravens interested in cultivating a garden plot. However, the amount of space available for plots is limited and it is possible that demand could exceed supply. In this circumstance, the Landscape Team should assign garden plots to interested members through lottery.

Members with a plot reservation shall retain it as long they continue to actively plant and maintain it in each growing season. If a member decides not to utilize their assigned plot, they should notify the Landscape Team before the upcoming growing season so that the plot can be re-assigned to other interested members. Interested members without a plot shall be given priority for the re-assigned plot. The Landscape Team may develop a wait list for garden plots; the length of time spent on the wait list will be the primary consideration in the re-assignment of plots.

Any plot that is left unutilized for one growing season and not planted by May 15<sup>th</sup> the following season shall be considered abandoned and made available for use by other interested members. If a unit owner sells or rents their unit, their garden plot is considered abandoned and subject to reassignment in the same manner as other abandoned plots.

If necessary, Ravens' Roost shall consider expanding the space allocated to garden plots to meet the needs of unit owners without plots and those desiring more garden space.

### *Responsibilities of plot users*

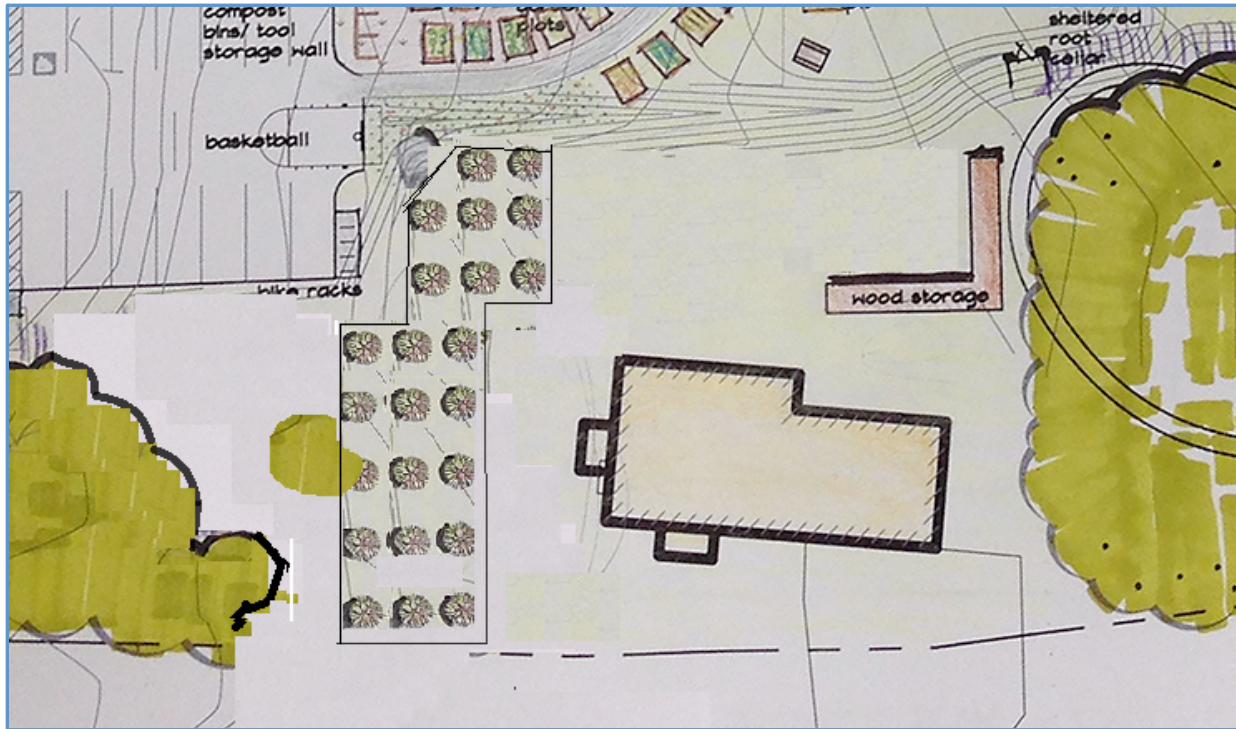
Plot users are responsible for:

- Maintaining the plot or raised bed in good order.
- Keeping pathways clear of debris and obstacles.
- Putting away garden tools, hoses, etc. in assigned storage location
- Repairing/replacing community-owned tools that are damaged as a result of misuse.

- Responsible use of water
- Maintaining and utilizing the compost pile(s) and contributing appropriate vegetative materials to it.
- Being a good neighbor to other plot users.

## Orchard

Ravens' Roost has identified an area west of the Link house for an orchard.



Preliminary orchard layout, west of Link house (Jan 2016)

### *Tree selection and replacement*

After soliciting input from other Ravens, the Landscape Team is responsible for determining the type, number and spacing of trees (and berry bushes) in the orchard. Trees and bushes should be selected after considering traits such as winter hardiness, quality and quantity of fruit produced, capability of ripening in our short summer and storage characteristics. A variety of fruit tree types should be considered to meet the diverse desires of Ravens.

### *Community Ownership of Orchard Trees and Shrubs*

Individual members may donate trees to the orchard but it is the responsibility of the Landscape Team to determine whether the donated tree type fits in with overall goals of the orchard. Donated trees will be treated as a community resource.

### *Orchard maintenance*

Orchard maintenance (irrigation, weeding, planting of cover crops, etc.) shall be the responsibility of interested members of Ravens' Roost. Skilled maintenance operations (e.g., pruning, grafting) should be coordinated with the Landscape Team and be performed or overseen by members with specific knowledge and experience.

## *Rights to Fruit Production*

Fruit harvests should be shared equitably among all members of Ravens' Roost.

## Composting

Ravens' Roost promotes composting of all compostable organic waste. All garden waste generated in common areas should be composted unless there is a specific reason not to (weed seeds, diseased plants). Organic wastes that can create objectionable odors (dog poop, meat scraps, etc.), attract unwanted pests (or bears), or are known to contain harmful pesticides or other chemicals should not be composted.

The Landscape Team is responsible for managing the common compost pile(s) and establishing the procedures to be used. Composting is encouraged in limited common element areas provided that it is conducted in a manner that minimizes odor and does not attract flies or other pests. Compost piles should be separated from building walls, sheds and fences to prevent rot and other damage.

For interested Ravens, there is a wealth of good information available on composting techniques including the following: <https://www.uaf.edu/files/ces/publications-db/catalog/anr/HGA-01027.pdf>

## Beekeeping

In general, a proposal to keep bees is likely to be supported by the community. However, in order to ensure the safety of anyone with bee sting allergy, individual members who wish to keep bees shall bring a proposal to the Landscape Team for review prior to presentation to the Core Group for approval.

## Management of Shared Outdoor Space (Common Elements)

Maintenance responsibility of the common element landscape (planting, watering, mowing, weeding, deadheading, etc.) shall be coordinated by the Landscape Team. The Landscape Team will identify specific work tasks for inclusion in the Ravens' Roost jobs lists to satisfy community work requirements, consistent with the Participation and Work Policy.

## *Wooded areas*

Other than motorized personal assistive devices, there is an expectation that motorized vehicles of any kind will not go into the wooded areas.

## *Common element areas immediately adjacent to front of individual units*

The first 4 feet of space in front of individual units, although part of the common area, shall be under the control and responsibility of the unit owners. Unit owners are responsible for making decisions about which plants to use in the area in front of their own units (consistent with this policy) and have the responsibility to maintain it. A list of some recommended foundation plants is provided in Attachment D. Owners should consider the characteristics of their site in the selection of plants. Care should be taken to ensure that building siding and below-grade insulation is not damaged in the planting or maintenance of plants.

## *Containers, hanging baskets, outdoor furniture, artwork and other items*

Placement of any items in the common area should not disrupt pedestrian traffic, pose a safety issue, or impede fire access. The common area is for the use and enjoyment of all residents. If someone

wishes to put containers, hanging baskets, outdoor furniture, artwork, bird feeders or similar object in common area they should engage in dialogue with members of the community to ensure that the item(s) are welcome addition(s). If discussion among community members doesn't result in consensus the matter can be brought to the Landscape Team who may resolve the issue themselves or may bring it to the Coordinating Team.

#### Management of "Private" Yards (i.e., Limited Common Element Areas)

The management of private space or limited common element areas is left largely to individual unit owners, consistent with other aspects of this policy (see pesticide use, tree and shrub size requirements, prohibition of noxious, undesirable or invasive plants). Significant construction projects (decks, sheds, hot tubs, gazebos) are subject to the review and approval of the Landscape Team. Owners must provide a minimum of one month for review and approval prior to construction. The Landscape Team may reject or require modifications to the design. Unit owners may construct sheds and fences without prior approval of the Landscape Team if they are consistent with the design guidelines in Attachment D of this policy.

Violations of this Policy will be addressed by the Landscape Team. Matters that cannot be resolved by the Landscape Team may be brought to the Coordinating Team for action. This policy will be reviewed and updated annually by the Landscape Team.

---

Ravens' Roost Landscape Policy  
Attachment A

**Acceptable Low Impact Pesticides, Herbicides and Fungicides**  
<http://espacepourlavie.ca/en/basic-principles-organic-gardening>

*Pesticides*

Citric acid and lactic acid  
Bacillus subtilis (strain QST 713)  
Sulphur  
Calcium sulphide or calcium polysulphide (lime sulphur)  
Acetic acid  
Corn gluten meal  
Iron (present as FeHEDTA)  
Mixture of capric and pelargonic acids (fatty acids)  
Phoma macrostoma (strain 94-44B)  
Herbicidal soap (potassium salts of fatty acids)  
Sclerotinia minor (strain IMI 344141)  
Sodium chloride  
Bacillus thuringiensis subsp. kurstaki (Btk)  
Borax and boric acid  
Silicon dioxide (diatomaceous earth)  
Mineral oil (horticultural oil)  
Ferrous phosphide (ferric phosphate)  
Insecticidal soap (potassium salts of fatty acids or alkanolamine salts of fatty acids)  
Neem oil

*Fungicides*

Citric acid and lactic acid  
Bacillus subtilis (strain QST 713)  
Sulphur  
Calcium sulphide or calcium polysulphide (lime sulphur)  
Neem oil products (e.g., Garden Safe 3)

*Herbicides*

Acetic acid  
Corn gluten meal  
Iron (present as FeHEDTA)  
Mixture of capric and pelargonic acids (fatty acids)  
Phoma macrostoma (strain 94-44B)  
Herbicidal soap (potassium salts of fatty acids)  
Sclerotinia minor (strain IMI 344141)  
Sodium chloride

*Insecticides, acaricides and molluscicides*

Btk (*Bacillus thuringiensis* subsp. *Kurstaki*)  
Borax and boric acid  
Silicon dioxide (diatomaceous earth)  
Mineral oil (horticultural oil)  
Ferrous phosphide (ferric phosphate)  
Insecticidal soap (potassium salts of fatty acids or alkanolamine salts of fatty acids)



## Tree and Shrub Species in Limited Common Element Areas

### Large Trees (mature height greater than 15 feet)

In general, all trees and shrubs in limited common element areas shall be planted with the expectation that their mature height will not exceed 15 feet. Owners may plant a tree with a mature "natural" height greater than 15 feet if they agree to limit growth to 15 feet or less by pruning.

The planting and placement of any tree with an expected mature height greater than 15 feet requires the approval of the Landscape Team. In addition, the planting and placement of large trees in any limited common element requires consensus approval from unit owners with a yard or dwelling within a distance twice the anticipated mature height of the tree. (For example, a Canada Red Cherry with a mature height of 25 feet would require the approval of any unit owner within 50 feet of the proposed planting location).

### List of mature trees and shrubs by size (not inclusive)

Large (generally > 15' height)	Medium (generally < 15' height)	Small
Spruce species (most)	Greene's Mountain Ash	Bird's Nest spruce
Birch species	Dwarf apples species	Juniper (most)
Aspen	Crabapple (some species)	Potentilla (some)
Cottonwood/Balsam Poplar	Mock orange	Raspberry
Alder	Lilacs (most species)	Cranberry
European Mountain Ash (???)	Amur maple	Blueberry
Crabapple (most species)	Rugosa rose	Red/alpine currant
Standard (non-dwarf) apple	Gooseberry	Devil's Club
Maple species (most)	Nanking cherry	
Boxelder	Rose Tree of China	
Japanese tree lilac	Service berry	
Linden	Forsythia	
Ash (fraxinus sp)	Dwarf spruce sp. (most)	
Hawthorne species	Mugo /dwarf pine sp.	
Larch/tamarack	Cotoneaster	
Pine species (most)	Tatarian honeysuckle	
Cherry sp. (most)		

### Prohibited species

Any undesirable, noxious or invasive species listed by the UAF Cooperative Extension in "Don't Plant a Problem" publication by the UAF Cooperative Extension.

<https://www.uaf.edu/files/ces/publications-db/catalog/anr/FGV-00146.pdf>



**List of Edible Plants and Desired Perennials (compiled by Elise Huggins, Earthscape Alaska)**

Sun loving perennials

Iris – native and non-native lots to choose from, also do OK in shade

Geranium – native species and non-native. Don't confuse this geranium with the fleshy leafed one planted in hanging baskets (these are actually pelargonium and are annuals).

Lady's Mantle – low growing, showy round leaves with less conspicuous flowers.

Oriental poppy – 24" tall with red showy flowers

Yarrow – reds and pinks as well as traditional yellow flowers. 16-24" tall.

Rhubarb – edible and non-edible varieties; go for edible if you want more valuable. Teach young children not to eat the leaves.

Horseradish – nice upright plant, inconspicuous flowers.

Lily – Hemerocallis are the day lilies, they arch up out of the ground similar to iris, typically yellow color with some pinks and whites. Asiatic lilies are lilium sp. and are shorter leaves on a 12-24" single stem. They may need to be staked.

Ferns – sword fern tolerates sun in Alaska. It is one of the taller ferns, up to 4' tall, but more typically 3'.

Chives – good edible and attractive but need to be thinned to keep up their appearance.

Strawberries – edible and decorative types.

Sun loving shrubs

Fruiting shrubs with edible berries include:

Honeyberry

Raspberry – many types

Gooseberry

Currants – Alpine and Red

Thimbleberry – beautiful large leaf, works in shade, but it won't provide as much, if any, fruit.

Kiwi – a woody vine that needs support

Amur or Ginala Maple – great fall color, shrub or small tree. Can have brittle branches so not good where snow will fall on it.

Cotoneaster – one of the best hedge plants around, grows 6-8' tall.

Juniper – low growing ground cover as low as 4" as tall as 24". Some species are less hardy.

Rose – several types; rugosa is the native and is good, sun or shade. Several decorative species that are low maintenance can be found.

Viburnums – highbush cranberry is tall and beautifully, the native viburnum is very fragrant in the fall. Smaller species are compact and full.

Lilacs – all shapes and sizes. Japanese tree lilac is wonderful small tree; Chinese lilac is the hardiest; common lilac is very hardy as well, but make sure the cultivar is good in Anchorage's climate.

Spirea – Goldflame is a favorite – very low 12-16", purple fall flowers.

### Shade loving perennials

Hosta – leafy low (12-16”) plant that is known for its foliage. New varieties in local nurseries include some very large plants.

Lily-of-the-valley – 6-8” tall with small white early spring flowers. Makes a nice ground cover, actually a bulb. Can spread.

Columbine – many types, delicate leaves with red to orange flowers or blue flowers. From 6” – 18” tall.

Bergenia (or moose cabbage to some) – large, fleshy round leaves with spike of pink flowers in early spring. Good ground cover.

Trollius – typically yellow 12-24” tall with long flowering period beginning mid summer.

Ferns – many native and non-native types that range in size and height.

Primula – 6-8” small delicate looking plant with early spring bloom in broad color range – pinks, yellows, reds, purples.

Cortusa – delightful plants, a little like primula, magenta flowers extending out of 12” leafy plants.

Meadow Rue – wonderful plant with varieties that range in height from under 12” to over 4’ tall.

Delicate appearance with brilliant green leaves and delicate pink flowers.

Bleeding Heart – traditional shade lover with either pink or white flowers.

Devil’s club – interesting winter appearance with beautiful large leaves, but very thorny!

### Shade loving shrubs

Azaleas – northern lights is one of the hardiest and has beautiful small leaves with mid spring blooms.

Rhododendrons – larger shrub, does not like being too close to the foundation, loved by moose, but evergreen shrub with large, beautiful flowers.

Lilac – works in shade, may not flower as fully.

Nuuk – a potentilla that is unlike all other potentillas. It is a wonderful ground cover, up to 6” tall with mid-summer white blooms.

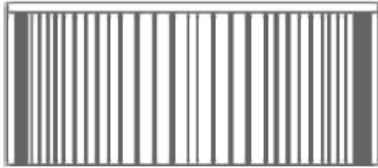
Dwarf birch – good small shrub, however with climate change it might suffer from lack of snow coverage.

Redtwig dogwood – also the yellow twigs and the variegated types have available in sizes from 36” to over 5’ tall.

Spirea – the native beauverd is delicate with a layered branching appearance when in the shade.

## Approved Shed and Fence Designs

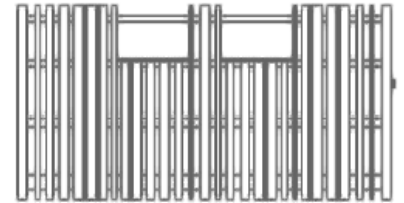
The maximum shed area is 120 ft<sup>2</sup>. The following are approved shed and fence designs. Please note that other designs are acceptable with Landscape Team approval.



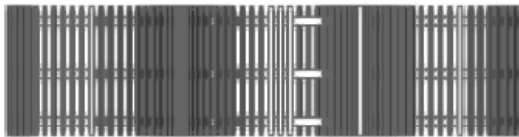
1 Fence 01  
3/8" = 1'-0"



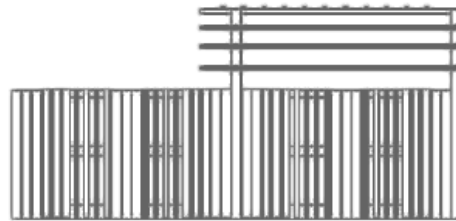
2 Fence 02  
3/8" = 1'-0"



3 Fence 03  
3/8" = 1'-0"



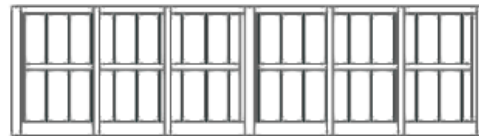
4 Fence 04  
3/8" = 1'-0"



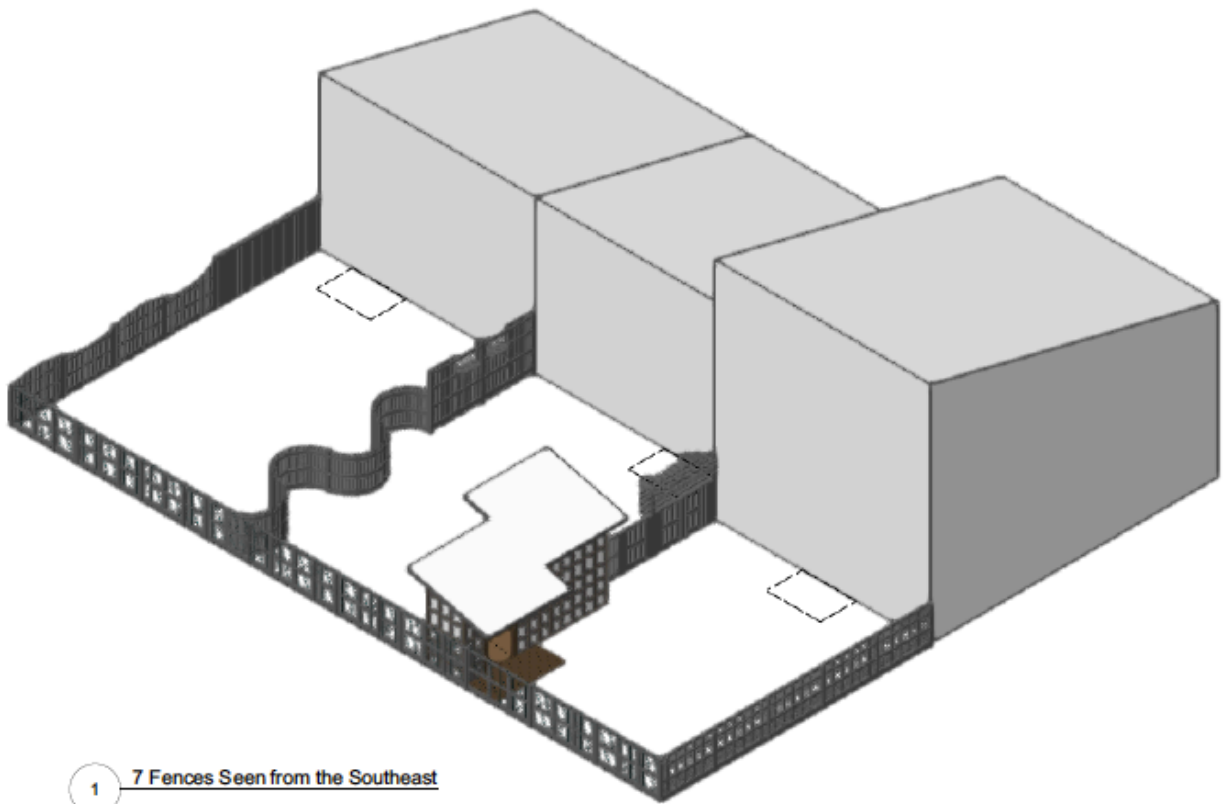
5 Fence 05  
3/8" = 1'-0"



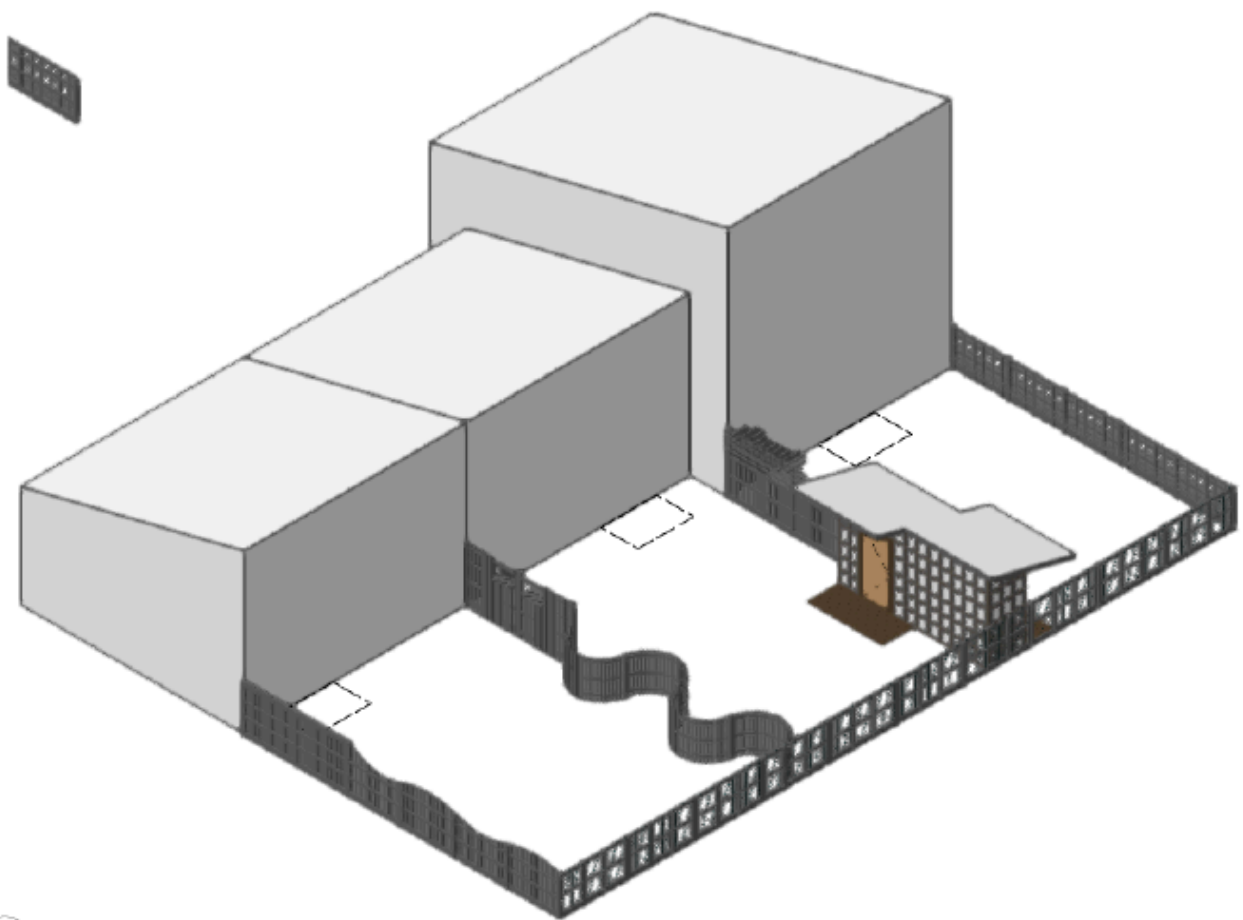
6 Fence 06  
3/8" = 1'-0"



7 Fence 07  
3/8" = 1'-0"



1 7 Fences Seen from the Southeast



1

7 Fences Seen from the Southwest