

TO: RECOA Board of Directors
FROM: Northview Community Services
DATE: September 13, 2017
SUBJECT: Proposed Mulch Compliance throughout RECOA



With the growing concern of wildfire throughout Central Oregon the ARC adopted a policy in 2014 based on the recommendation of the CWP committee regarding the placement of organic mulch next to foundations, decks and enclosures. The policy reads:

Bark: Ember showers from a wildfire, discarded smoking materials, and other sources can ignite dry bark mulch. Therefore, bark may not be installed within 18 inches of foundations, decks, or enclosures. Gravel or river rock may be installed instead. (See Section 5.01.1 Fluidity). Bark must be kept weed free and contained. Bark shall not be installed in drainage ways. Dark-brown to blackish colored bark mulch is preferred.

From 2014 to 2017 the only homes that were required to follow the Bark Policy were ones under new construction. Beginning in May of 2017 NVCS began sending letters to all homeowners who installed new mulch to inform them of the Bark Policy and ask them to pull the mulch 18 inches away from all home structures.

It is Management's recommendation that the RECOA Board sets a schedule to bring all homes in the Association into compliance with the ARC Bark Policy.

Proposed Mulch Compliance Schedule:

- 2014
 - All new construction
- 2017
 - All homes who install new mulch
 - Creekside Village
 - Heart of Oregon has been hired to pull back all mulch away from the buildings. This project will be completed in the fall of 2017
- 2018
 - Remaining Managed Neighborhoods
 - All Single Family Home sites

For single family home site NVCS will send out communication to homeowners informing them that they will be required to be in compliance with the ARC Bark Policy by September 1, 2018. This will give all homeowners a generous timeframe to have their work completed, and would allow NVCS time to send additional compliance letters, following the Enforcement and Fine Policy, to owners who have not met the deadline .

Approved Resolution:

RESOLUTION 9.21.17.3: Mr. Kaplan made a motion that the Board approve the plan of compliance for 2018 as presented and attached as Exhibit C. Mr. Knodt seconded the motion and it was unanimously approved.