

## 2/08 – Policies on Gardens

Tenants are encouraged to plant flowers, etc. under the eaves of their home. If they plant shrubs or small gardens, they must maintain the area around them. Maintenance mows and weed eats property but do not make exceptions if they have planted outside the "under eave" area.

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If the tenant chooses to plant flowers inside the area,. THEY must maintain the bed area. If they do not plant flowers inside the area, we maintain it. We had a problem on our last REAC inspection. The (stupid) inspector counted points off if the plants touched the apartment building. Sooooo, we may have to change our policy concerning the designated flower beds.

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A very loose one in the older THA lease model 1995 & added "with Manager's/Director's approval". We try to use the UPSC guidelines and keep an eye on how (& what type) the plants will effect the buildings, fences, and the grounds maintenance. Unfortunately we inherited some that have been here for awhile & take up half the yards. We no longer allow that on new move-ins. And if Residents are not able to maintain them, they have to be removed. We are looking at a new lease ASAP & Community Rules that will specifically address this in the near future. We are also finding that this has possibly been the cause of some foundation issues we are experiencing. We are looking into this also.

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I do not have a policy – just verbally tell tenants they are welcome to plant flowers – keep the flower beds next to the apartments so we do not have to mow around an obstacle course and if they have plants, they are responsible for maintaining them. We have never had a problem with a tenant not maintaining the area. If they move, we ask the new tenant if they want to keep the flower beds, if not, we will remove them. That's never happened either.

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We do not have a policy but we do have a yard of the month contest. We give gift cards to residents that keep a nice yard and flower beds.

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Our policy just states they must maintain their flower beds or the mowers will mow them.

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No, but I let one senior citizen tend to his yard, he does have a beautiful yard, He fertilizes, and does plant Hibiscus. He tends to the yard next to him. His grass looks like carpet, really nice. There is another that also removes the weeds and tends to her rose bushes that were already there. One senior citizen the board told me to let him, but I do limit his garden, it is in the back yard. The rest do no really care to do anything.

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The Winters Housing Authority allows the resident to plant gardens and flowerbeds around their apartment. The resident is allowed a 4 ft. perimeter, and must keep it maintained, with the understanding that it will be mowed down if the weeds take over. We have also allowed residents to have a place in a common area to plant a larger garden. Several residents have grown some beautiful veggies, and we have one resident who can make anything grow. She keeps our office full of plants, and we love it!

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We don't have a policy about it but we do some maintenance on a vegetable garden for all residents and maintain flower beds of elderly residents who have been around for a while and can no longer maintain their own. We do it during routine yard care. We have fruit trees around the complex that everyone shares. Typically we break the ground for the garden in the spring and turn it under in the fall. I'll run the tiller if no one else has. The man who took care of it recently passed away so I don't know if anyone will want to work the garden this year. As part of our grant money we have bought a tiny tiller for the flower beds and a larger tiller for the garden. We put in a shed and stocked it with tools for use in flower beds and the garden. We will be taking out some flower beds since they are a pain to maintain. We are going to cover the areas in concrete for porches or storage areas. We have thought about putting iron rings in the concrete so people can chain down bikes, grills, lawn furniture, etc.

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