PRAIRIE CROSSING LAND MANAGEMENT

PLAN SUMMARY 2021

September 23, 2020

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Liberty Prairie Foundation

TABLE OF CONTENTS

Background and Overview

Within the quilt of affiliated landowners on the original development site, as indicated in the Land Ownership Exhibit, the Prairie Crossing Homeowner's Association (HOA) is responsible for the management of approximately 252 acres of common area land and 27 acres of lakes and ponds. An overview of the land and cover types have been provided in the Land Cover Exhibit.

Principles

In 2002 and again in 2013, the Prairie Crossing Homeowners Association Board adopted the following set of underlying principles for managing the real estate owned by the HOA.

Stewardship

The Prairie Crossing Homeowners' Association is committed to stewarding its common and natural areas such that their ecological health and function improve every year until they reach a "steady state" of sufficient quality that they enhance the surrounding open space in the Liberty Prairie Reserve. We recognize that the successful integration of a vibrant human community with a healthy and diverse native ecosystem requires balance and compromise. At a minimum, all common area management decisions should consider the following points:

1. Aesthetic expectations should be consistent with a **healthy, rural environment**
2. All management decisions should recognize the importance of the interconnections within an ecosystem. The **health of the entire ecosystem** should be the principle criteria
3. It is usually cheaper to **prevent a problem** than to fix it
4. Healthy native ecosystems contain **low levels of weeds**
5. Inputs that are not immediately used entirely by the intended plant community must not be allowed to **run off and become pollutants in downstream areas** and water bodies
6. No pesticides or fertilizers should be applied on common areas without being first reviewed (ingredient list, application procedures, MSD sheets) by the Environmental Consultant
7. All proposed inputs for natural resource management **should enhance the ultimate long-term biodiversity, stability and sustainability of the targeted ecosystem** and affected ecosystems "downstream."

Ecosystems

Each of the landscape types and ecosystems has specific long-term and multi-year management goals, which are consistent from year to year. This Land Management Plan Summary is an annual document laying out in detail the work proposed for the year, which will advance the long-term goals for each area. The Land Management Plan is intended to be nested within the Five-Year Strategic Plan, which is updated every several years. The Strategic Plan highlights the larger trends, issues, and strategy assumptions the PCHOA is working with on a longer time frame.

Ecosystem management is an ongoing program, and the annual management plans are designed to manage these areas for the long-term within the context of annual budgets.

Details on the specifics for each ecosystem are provided in the following pages.

Prairies and Wetlands

The planted prairies, meadows and wetlands of Prairie Crossing were created from sterile, chemical-dependent farmland. They were planted with a broad variety of adapted native species. Additionally, early successional weed species colonized much of the bare ground in the early years, establishing seed banks. The prairies and wetlands are critical for the treatment of our stormwater, and the maintenance of extremely high water quality in our lakes and ponds. In addition to providing quality habitat for desired insects, birds and other wildlife, they provide aesthetically pleasing vistas that reflect the value the community places on conservation of our natural resources.

Ecosystem Goal

Establish and maintain healthy prairies and wetlands that are stable, functional native ecosystems with broad plant diversity and minimal weed pressure. Healthy prairies and wetlands have minimal woody shrubs and trees and are not compromised by Eurasian weeds. Prairies have diversity of native grasses and native wildflowers. While fully mature native prairies and wetlands need minimal management with occasional prescribed burns, the planted prairies are still in the establishment phase and still require more active management for the control of weed species.

Current Objective

Facilitate the development of stable, functional native ecosystems with broad plant diversity and minimal weed pressure that provide quality habitat for desired wildlife and aesthetically pleasing vistas. Continue the control of perennial Eurasian weeds (e.g. sweet clover, purple loosestrife, Canadian thistle, phragmites,) and woody invasive species.

Recommended 2021 Tasks/Practices

Prairies and Wetlands		
Task/Practice	*Responsibility*	*Estimated Cost*
Spring burns on priority areas (See 2020 Burns Completed & PC Burn Priorities 2021 Exhibits)	Applied Ecological Services ESC Volunteers	$15,000

Prairies and Wetlands		
Task/Practice	*Responsibility*	*Estimated Cost*
Fall burns on priority areas (See PC Burn Priorities 2021 Exhibits)	Applied Ecological Services ETL Managed Volunteers	Included in above
Selectively herbicide for specific weeds on an ongoing basis (See Field Stewardship Activities)	Jim O'Connor & misc contractors	$25,000
Selectively cut and herbicide invasive woody species	Jim O'Connor & Volunteers	Included in previous line item
Review presence & impact of *Galerucella* beetles on purple loosestrife	Jim O'Connor	NAC
Continue selective prairie enhancement with overseeding of conservative species	Jim O'Connor & Volunteers	$4,000 in materials
Prairie vegetation survey/monitoring and data analysis (similar to fish survey, this should be done on periodic basis)	Contractor	$4,500 (Reserve Funded)
Document all treatments	Environmental Management Consultant	NAC
Mow 2022 fire break(s) in fall 2021	TBD	TBD
Apply for 2022 burn permits in November 2021	Environmental Management Consultant	NAC

Volunteer Field Stewardship Activities

With the continued caveat of weather conditions, the following is a summary by month of the expected natural area stewardship activities. This work is done by Jim O'Connor, individual contractors, and volunteers. All herbicide use will conform to the guidelines of the Illinois Nature Preserve Commission, which seek to have the least toxic herbicides used at the lowest effective doses.

Field Stewardship	
Month	*Activities*
January	• Brush Cutting and Cut Stump Herbicide with Garlon • Frost Seeding of Native Species if the Ground Permits (Thaw).
February	• Brush and Tree Clearing, as above • Wetland Prescribed Burns if Conditions Warrant • Order Native Plugs for Spring Delivery
March	• Brush Clearing using Herbicide Garlon 4 • Herbicide Garlic Mustard at Rosette Stage with Glyphosate 1% before Spring Ephemerals Emerge • Frost Seed Prairie and Woodland Seed if Bare Ground • Begin Early Spring Prescribed Burn Season
April	• Sow Prairie and Woodland Grass Seed Mixes, Rake in if Possible • Conduct Prescribed Burns • Plant Trees • Herbicide Cool Season Grasses (Grass Specific Herbicide) • Herbicide Reed Canary Grass With Glyphosate 5% • Prepare Planting Beds for Plugs

Field Stewardship	
Month	*Activities*
May	• Pull Garlic Mustard and Remove Flowering Plants • Plant Native Grass and Legume Seed, Rake in on Bare or Burnt Ground. • Conduct Late Spring Prescribed Burns • Plant Small Oaks • Herbicide Sweet Clover, Crown Vetch, Bird's Foot Trefoil, Thistle, Teasel, and Burdock rosettes preferably with Transline. • Pull and Remove Dame's Rocket • Plant Conservative Native Plugs
June	Herbicide First Year Patches of Sweet Clover. Pull and Discard Bolting Garlic Mustard, Queen Anne's Lace. Spray Canada Thistle with Transline Herbicide Purple Loosestrife & Reed Canary Grass Begin Cutting and Herbicide Woody Resprouts with 50% Glyphosate
July	• Pull Or Cut Flowering Yellow Sweet Clover, and Remove • Herbicide Canada Thistle and Purple Loosestrife • Spot treatments in Lake Leopold for Coontail • Cut and Herbicide Woody Resprouts • Cut Nodding Thistle, Remove Seed Heads • Mow Large Stands of Tall Goldenrod before Flowering
August	• Cut Flowering White Sweet Clover, and Remove • Cut and Herbicide Honeysuckle, Willows and Buckthorn With 50% Glyphosate • Herbicide Purple Loosestrife, Phragmites, Teasel and Thistle Rosettes

Field Stewardship	
Month	*Activities*
September	• Collect Seed From Early Flowering Native Plants • Continue to Cut and Herbicide Woody Resprouts • Herbicide Reed Canary Grass • Decide on Firebreak Needs for 2020 and Arrange for Mowing
October	• Collect Seed for Storage and Use in 2022 • Herbicide Woody Invasives, Sweet Clover 1rst Yr, Teasel Rosettes, and Reed Canary Grass (5% Glyphosate) • Frost Seed Forbs From Late October Through Late March • Conduct Fall Burns, if Weather Permits
November	• Conduct Fall Burns, Especially Wetlands • Frost Seed Forbs • Herbicide Garlic Mustard Rosettes, Cut Brush Herbicide with Garlon 4
December	• Frost Seeding Forbs • Cut Teasel Heads and Remove • Continue Brush Clearing and Herbicide Cut Stumps of Both Aggressive Non-native and Native brush (like willow) • Conduct Burns if Weather Permits

Lakes, Ponds, and Stormwater Treatment Train

The ponds and lake were dug as part of the initial residential development. While serving as the primary storage for storm water, their relationship with the wetlands and prairies allows for high quality habitat. In addition to their use as stormwater detention and wildlife habitat, the lakes are used for swimming, winter skating, fishing, and non-motorized boat traffic. The water quality has been maintained at a high standard, such that the IL DNR has stocked the ponds with four species of State Threatened or Endangered fish species. The natural progression for a lake or pond is to gradually fill with dead plant material and become a wetland or bog.

The lake and ponds are integral parts of the stormwater treatment train, essentially a stormwater management system that imitates how nature handles stormwater in the region. Rain falling on Prairie Crossing makes its way through vegetation, into vegetated swales, then into wetlands, and eventually into the ponds and lake. This sequence ("train") slows down the rainwater, enabling some of the water to sink into the ground and causing some of the sediment in the water to drop out. The result is that water falling in Prairie Crossing, unlike in many other subdivisions, does not quickly pulse into the ponds and lake, nor is the water carrying as much sediment or pollutants.

Ecosystem Goal

In addition to their use as habitat, the lakes are used for various recreational activities. We will maintain a high standard of water quality, diversity of native aquatic vegetation and integrity of the shorelines. While native aquatic vegetation is critical to maintaining water clarity, excessive aquatic weeds (e.g. Eurasian water milfoil, coontail, etc.) and algae both detract from the habitat value and the attractiveness of the lake. Managing base nutrient levels is a critical component of the lake management to interrupt the natural succession process and maintain the high quality open water status. This may entail periodic removal of relatively small amounts of nutrient rich sediment. The stormwater treatment train system will continue to be monitored and maintenance of all elements (including culverts) will be carried out so the system continues to function well.

Current Objective

Continue to monitor and maintain high water quality standards, improve the diversity of aquatic vegetation, and integrity of the shorelines. Maintain stormwater treatment train functionality.

Recommended 2021 Tasks/Practices

Lakes, Ponds, and Stormwater Treatment Train		
Task/Practice	*Responsibility*	*Estimated Cost*
Sediment removal undertaken and sediment begins dewatering at selected site.	Geosyntec PCHOA Contractors	TBD (Reserve funded)

Lakes, Ponds, and Stormwater Treatment Train		
Task/Practice	*Responsibility*	*Estimated Cost*
Major lake-wide treatment of aggressive aquatic vegetation with fluridone product in spring with bump application if needed	Integrated Lakes Management	$4,770
Monitor Lake Leopold Eurasian milfoil and other aquatic weeds as they rebound from the whole lake treatment of early 2021	TBD Integrated Lakes Management	NAC
Aquathol treatment of area off beach, crescent overlook for aquatic weed control	Integrated Lakes Management	$5,920 (assumes two treatments)
Treatment of aquatic vegetation during summer months as needed	Integrated Lakes Management	$2,260 (assumes one treatment)
Monitor filamentous algae populations for potential spot treatments	Integrated Lake Management TBD	NAC
Treatment of filamentous algae populations with copper-based products (as needed)	Integrated Lakes Management	$420 (assuming 2 acres); only done if needed
Continue to monitor water quality monthly in Lake Leopold during summer with help of Lake County Health Department; Record lake levels	Ken Haney (PC resident and volunteer; his availability should be confirmed each year)	$230 for Lake Aldo Leopold testing during usual monitoring months
Carry out water quality testing in three ponds (next testing to be done in 2024) – Alkalinity, Ammonia, TSS, TVS, TDS, TS, Phosphorus, TKN, Chloride, Nitrate-Nitrite, Nitrite	Ken Haney Lake County Health Department	$390
Monitor beach bacteria levels	Lake County Health Department	NAC
Monitor for potentially toxic blue algae blooms	TBD	NAC

Lakes, Ponds, and Stormwater Treatment Train		
Task/Practice	*Responsibility*	*Estimated Cost*
Examine stormwater basin at north end of Shooting Star to determine if sediment removal (or other solutions) are needed for long-term functioning of stormwater treatment train to avoid flooding. If extensive sediment removal is needed, have contractor quantify sediment presence and develop plan for removal. It would likely be wise to examine similar stormwater basin along Blazing Star as well for cost savings.	Environmental Consultant ILM or Other Environmental Contractor	$6,000 (Reserve funded; if needed; estimate includes addressing Blazing Star basin as well)
Ongoing maintenance of culverts, especially those that carry water from residents' land to lake and wetlands. Extensive culvert repair work in 2020 should set stage for ongoing maintenance in future years. Culverts next to wetlands likely need maintenance every year; others every 2-3 years.	Contractor	$2,500

Turf, Trees, and Shrubs

The major turf areas with landscape trees and formal planting include the Village Green, Station Village Green, Road Edges, and Center Courts of home clusters for a total of approximately 30 acres.

Ecosystem Goal

Provide aesthetically pleasing and comfortable recreational surfaces, using no irrigation and minimal use of fertilization and of herbicides with recognized risks for human and environmental health. Turf areas should be healthy with no noxious weeds and reflect well on the appearance of the community. Trees and shrubs should be maintained in good health with dead and dying trees removed expeditiously. Native trees should be used, with exceptions for high profile areas where ornamental plantings were part of original design. Mulching of beds and tree rings is important for promoting moisture retention and stabilizing soil temperatures.

Current Objective

Continue to build the health of the soil and plant systems to provide resilience to drought and other stresses. Enhance the health and vitality of the landscape trees and shrubs. Restore mulching to mulch beds and tree rings. Remove dead and dying trees and shrubs. Replace when needed, while also considering ease of maintenance and necessity for trees in particular spots.

Recommended 2021 Tasks/Practices

Turf, Trees, and Shrubs		
Task/Practice	*Responsibility*	*Estimated Cost*
Two Site Inspections (April & September)	Environmental Management Consultant Apex Premier Management	NAC
Mow Weekly (At 3-4") April 15 – Nov 30 Attention will continue to be paid to reducing any unnecessary mowing around light poles, boulders, etc. along the roads and trails	Apex	$42,030
Fertilization (June & September)	Apex	NAC

Turf, Trees, and Shrubs		
Task/Practice	*Responsibility*	*Estimated Cost*
Determine ongoing weed management system for turf areas in terms of balancing aesthetic ideals, Prairie Crossing foundational principles, and dangers of chemical use for people and wildlife.	PCHOA Board Apex	TBD
Renew mulch at 1" layer for all beds and tree rings in Prairie Crossing	Apex	$6,750
Removing dead/dying trees and safety pruning	Contractor	$7,000
Tree and shrub replacements (includes planting of some native trees and shrubs to replace some of the trees and shrubs removed from Thimbleweed Common Area in late 2020). Carry out in spring or fall to minimize watering needs.	Environmental Management Consultant Contractor	$3,500 (Reserve funded)
Address large silver maple limb from outlot projecting out over Harris Road and Harris Road trail and posing potential risk during storm or other event. Reaching out to landowners would be first step.	PCHOA Board Environmental Management Consultant	NAC

Hedgerows and Natural Woods

The hedgerows are remnants from the prior use of the farmland. These hedgerows were planted by early settlers. The principal tree species are Osage orange, hackberry, black cherry, mulberry, Norway maple, red maple, box elder and silver maples. The lower shrub layer is dominated by buckthorn, honeysuckle, and wild grape. The current acreage is approximately four acres. During the winter of 2013, Landscape Concepts Management aggressively weeded all hedgerows.

There are several woods in the community. One extends along the trail from Osage Orange to the east-west trail north of Prairie Trail. This features many silver maples, which are no longer planted in many areas around the region because they can rot and lose limbs. There are also woods-like areas along the Village-owned trail on the north, east, and south edges of Prairie Crossing.

These hedgerows and woods areas are now divided into management zones to allow for a four-year rotational focus on specific areas as needed for enhancement and management. Long-term, as per the updated five-year strategic plan, the older cohorts of maples and Osage oranges that are failing will need to be removed. There is a backlog of tree removal that needs to be done before thoughtful efforts around replanting begin.

Ecosystem Goal

Convert the hedgerows to predominantly healthy native tree species that provide attractive landscape features and high quality habitat for desired wildlife. Weedier species (Norway maple, mulberry, box elders, etc.) will be slowly replaced by high quality native species. Some Osage oranges (native region is further south) to be maintained in respect to landscape history. Understory shrubs will be native species with no Eurasian weed species (buckthorn, honeysuckle, multiflora rose, tree of heaven, etc.).

The process of removing weedier species, safety pruning of older branches, and replanting with native species is ongoing with a rotation of focus areas each year. Each hedgerow and woods section will receive priority attention every four years as per management map.

Natural woodland corridor owned by PCHOA will, over time, have silver maples removed and invasive brush controlled. Oaks and other native trees to be planted as replacements in future. PCHOA management should address invasive plants that spill over onto PCHOA land adjacent to Village-owned land. Long-term, PCHOA should urge Village to manage their trail corridors more effectively. Opportunities to partner with the Prairie Crossing Charter School around its natural areas that are adjacent to PCHOA lands should be explored.

Current Objective

Encourage the growth of healthy native tree species that provide attractive landscape features and quality habitat for desired wildlife with a minimum of weed species. Remove dead and dying trees while retaining some that can be used as natural snags.

Recommended 2021 Tasks/Practices

Hedgerows and Natural Woods		
Task/Practice	*Responsibility*	*Estimated Cost*
Dead and dying tree removal; leave snags for wildlife habitat where they present no risk	Contractor	$8,000 (Reserve funded)
Prune trees as needed to reduce risk	Contractor	$500
Invasive brush removal in natural woods area along trail between Jones Point Road and Prairie Smoke (as part of Hedgerow and Natural Woods invasives management system) as well as along Casey Road and Harris Road near south entrance	Contractor	$7,500 (estimate)

Trails and Fences

Over 10 miles of crushed gravel surface trails have been constructed at Prairie Crossing. The perimeter trail running from Lake Forest Hospital around to the Train Station, and the trail along Harris Road are public regional trails that have been conveyed to the Village of Grayslake. The internal trails are the property of the HOA. The trails provide recreational opportunities for walking, jogging, bicycling, and limited horseback riding. Additionally, they provide pedestrian and bicycle commuting opportunities.

Amenity Goal

Maintain the trails and fences so they are attractive and safe to be used during all but the most extreme weather events. Regular management for weeds and structural integrity is required.

Recommended 2021 Tasks/Practices

Trails and Fences		
Task/Practice	*Responsibility*	*Estimated Cost*
Mow Trail Edges (2 Ft) In July & Sept Continue to minimize unnecessary mowing around light poles and boulders	Apex	Included in Landscape Contractor Contract
Determine vegetation control management system for PCHOA Trails and carry out in light of aesthetic ideals, Prairie Crossing principles, and concerns of some residents around use of chemicals	PCHOA Board Apex	TBD
Repair of Fences	Contractor	$4,000
Management of vegetation extending over trails in some areas	Contractor	$1,500
Repairs of Trail Surfaces as Needs Arise (washout, drainage issues, etc.)	Contractor	$1,000

Special: Edible Landscape, Wildlife, and Residents

There are several aspects of Prairie Crossing's common area management that do not fit in the other ecosystem areas already described. One is the Edible Landscape, the island of land surrounded by Prairie Orchid Lane that features approximately 90 nut and fruit-bearing shrubs and trees. First designed and installed by Mike Sands and stewarded long-time resident Linda Wiens since 2002, the landscape is a destination for many adults and children throughout the year that also connects residents with the abundance of nature.

Another unique aspect of Prairie Crossing is its wildlife, which is attracted to the extensive natural areas here. Occasionally, that wildlife must be managed to protect natural resources here and prevent human-wildlife conflict. In many cases, understanding of wildlife patterns can enable conflicts to be prevented. And there can be opportunities to protect and attract valuable and beautiful wildlife.

Residents are also significant to the common areas. Ongoing communication is important about activities, stewardship methods, and nature questions to help residents appreciate the common areas, their benefits, and how they are being managed. Residents can also help the environment of Prairie Crossing be even more ecologically alive by using native plants on their own properties and reducing or eliminating the use of chemical herbicides. Education and inspiration are important for making residents feel comfortable and confident enough to try to those things. Conversely, efforts need to be made to prevent residents from extending their landscaping into the common areas, ignoring guidelines, and using common areas as a waste dump.

Goals

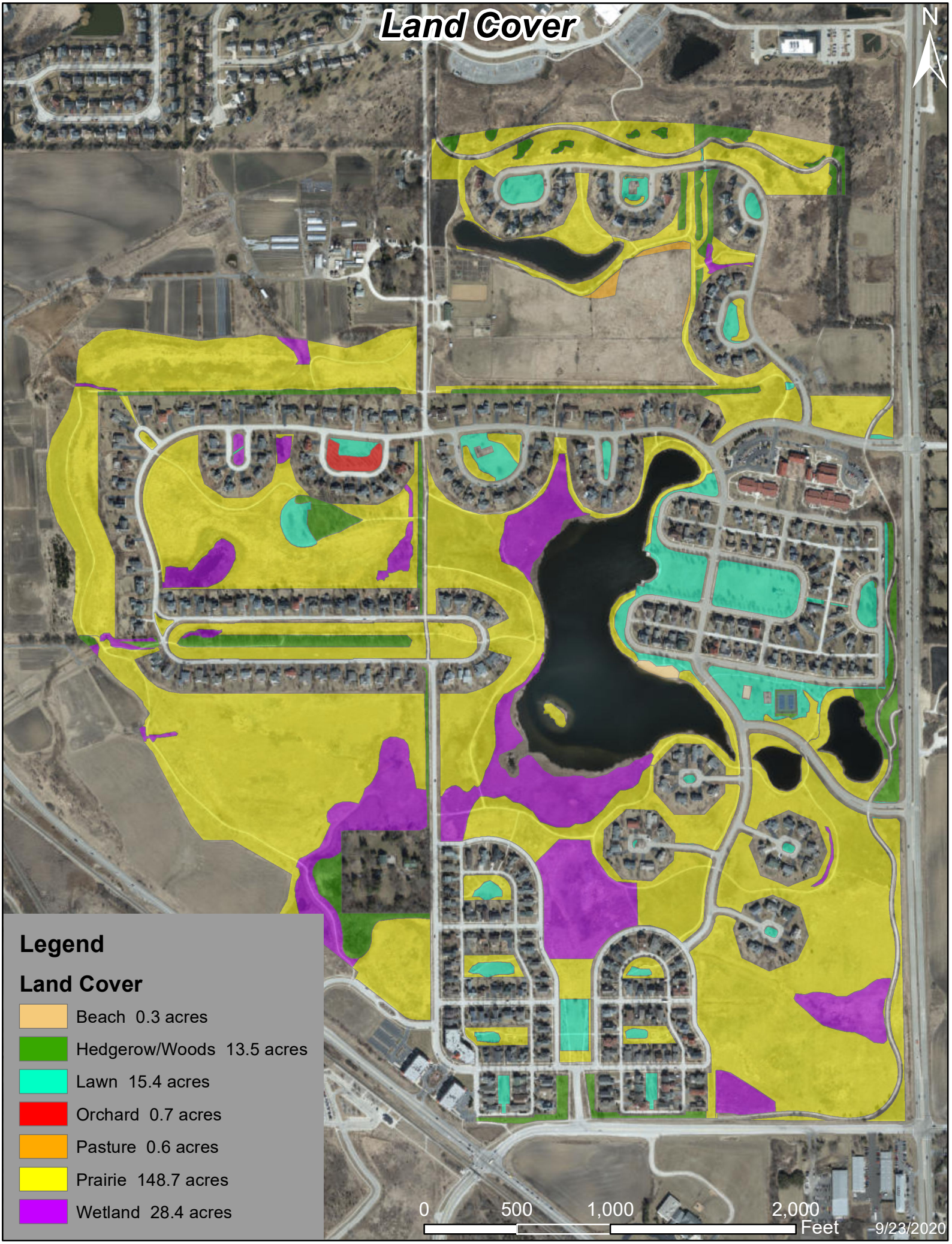
Maintain the Edible Landscape as an attractive and unique community resource with productive nut- and fruit-bearing trees and shrubs. Community engagement in its stewardship is also valued. Prairie Crossing provides diverse and high quality habitat for a diverse wildlife and enhances that diversity where possible and practical. Problem species are managed judiciously to prevent damage to community resources and prevent human-wildlife conflict. Residents have access to information that increases their appreciation for the natural environments of the community. Residents are provided resources and encouragement to manage their own properties in ecologically friendly ways. Resident damage to the common areas by encroachment and not following guidelines is prevented and fixed as cases arise.

Recommended 2021 Tasks/Practices

Edible Landscape – Wildlife – Resident Engagement		
Task/Practice	*Responsibility*	*Estimated Cost*
Edible Landscape - Spring spraying against fungus diseases and dormant oil spraying to reduce insect damage; winter pruning, trimming, and removal of diseased branches	Linda Wiens Arborsmith Apex	$3,670
Edible Landscape - Spring handweeding across all beds, bed edging, top-dress trees rows and circles with organic compost-mulch, install leaf mulch to all berry planting beds (annual maintenance)	Linda Wiens Apex	$5,570
Edible Landscape – 5th Year Removals and Planting of Fresh Stock of Trees, Shrubs, and Vines (Only once every five-year cycle)	Linda Wiens Arborsmith	$1,080 (Reserve Funded)
Edible Landscape - Ongoing pruning, trimming of blackberry canes, hand-weeding, selective pruning of fruit so that remaining fruit flourish, trim grapevines, community communications on fruit availability, etc.	Linda Wiens and Other Volunteers	NAC
Edible Landscape - Recruit and begin training volunteers to lead Edible Landscape stewardship in future	Linda Wiens PCHOA Board	NAC
Wildlife - Monitor use of bluebird nesting structures	Volunteers	NAC
Wildlife - Do spring monitoring and addling of goose nests. Submit reports and 2022 Permit Application to IDNR	Integrated Lakes Management	$1,538
Residents - Post All MSDS On Web Site	TBD	NAC
Residents - Write and publish appropriate stories in Meadow Mix about common areas, natural heritage of Prairie Crossing, stewardship of residential lots, etc.	Environmental Stewardship Committee	NAC

Edible Landscape – Wildlife – Resident Engagement		
Task/Practice	*Responsibility*	*Estimated Cost*
Residents – Burn School & Herbicide Training Burn school in early spring Herbicide license training for volunteers	Environmental Management Consultant Environmental Stewardship Committee	NAC
Residents - Environmental Stewardship Training and Inspiration – Organize workshop with speaker on stewardship of home properties and value of natural landscapes	Environmental Management Consultant Resident Volunteers	$1,000
Residents – Monitoring of residential property lines for encroachment and violations of guidelines on personal trail with follow-up enforcement when needed	Environmental Management Consultant Apex Premier Residential Management	NAC
Residents – Meadow Mix insert on encroachment rules and guidelines	Environmental Management Consultant/PCHOA Board?	$250
Residents – Manage homeowner burn protocol system, including communications with Village of Grayslake Fire Department	Jim O'Connor Environmental Management Consultant	NAC
Residents - Create annual fact sheet on chemical types and quantities used in each land and water management over course of year – Post to PCHOA website in January	Environmental Management Consultant	NAC
Residents - Respond to Residents' questions & concerns about all aspects of natural areas and stewardship of them	Environmental Management Consultant	NAC


Prairie Crossing Land Ownership
N
120
Atkinson Rd.
45
137
Casey Rd.
Legend
Prairie Crossing HOA
Liberty Prairie Foundation
PC Agricultural Assoc. (stable)
PCCS Holdings LLC
Grayslake Park District
Santry &/or Condo owners
Village of Grayslake
IDOT
G. & D. Donnelley Foundation
Montessori School (Lake Forest)
Buckley
0
0.125
0.25
0.5
Miles
David Holman
5/29/2020


Land Cover
N
Legend
Land Cover
Beach 0.3 acres
Hedgerow/Woods 13.5 acres
Lawn 15.4 acres
Orchard 0.7 acres
Pasture 0.6 acres
Prairie 148.7 acres
Wetland 28.4 acres
0
500
1,000
2,000
Feet
9/23/2020

Hedgerow & Natural Woods Management Zones

2021 PCHOA Land Management Plan - Expenses by Management Area

October 21, 2020 (based on discussion and approval during October 1, 2020 Board Meeting)

ACTIVITIES BY MANAGEMENT AREAS	EXPENSE	OPERATING	RESERVE	ACCT #	COMMENTS
Prairie and Wetlands					
Spring and fall burns	$15,000	$15,000		**704**	
Invasive plant control & Volunteer Burns	$25,000	$25,000		**704**	Jim O'Connor (and other subcontractors)
Seed purchases for natural area enhancement	$4,000	$4,000		**704?**	Extra for large areas treated in 2020
Prairie vegetation survey	$4,500		$4,500	**?**	Contractor
SUBTOTAL	**$48,500**	**$44,000**	**$4,500**		
Lakes, Ponds, and Stormwater Treatment Train					
Sediment Removal and Beginning of Dewatering	TBD		TBD	**?**	
Spring lake-wide vegetation control treatments	$4,770		$4,770	**921**	Large-scale effort to push back coontail
Aquathol treatment of area off beach	$5,920	$5,920		**701**	Assume two treatments (1/$2,959.75)
Filimentous algae control	$420	$420		**701**	Only if needed; two treatments assumed
Aquatic herbicide in late summer/early fall	$2,258	$2,258		**701**	Only if needed; one treatment assumed
Water Quality Monitoring (lake + 3 ponds)	$620	$620		**701**	Coordinated with volunteer Ken Haney
Stormwater basin at Shooting Star; plan solutions	$6,000		$6,000	**?**	Potential Infrastructure repair issue
Culvert maintenance	$3,000		$3,000	**701?**	Need to reanalyze after repairs in 2021
SUBTOTAL	**$22,988**	**$9,218**	**$13,770**		
Turf, Trees, and Shrubs					
Mowing of turf and other related tasks	$42,030	$42,030		**706**	Apex contract
Turf weed management experimentation and work	TBD	TBD		**706**	PCHOA determination
Selective tree removal and pruning work	$7,000		$7,000	**?**	Ad hoc issues around PC
Replacment tree plantings for non-natural areas	$3,500		$3,500	**?**	Thimbleweed Common Area, etc.
Renew mulch beds and tree rings to 1"	$6,750	$6,750		**911?**	1" addition for all beds and tree rings
SUBTOTAL	**$59,280**	**$48,780**	**$10,500**		
Hedgerows and Natural Woods					
Tree removal	$8,000		$8,000	**?**	*Renewal of hedgerows*
Pruning	$500	$500		**?**	

Invasive plants removal contract	$7,500	$7,500		**705**	*Between Jones Point & Prairie Smoke*
SUBTOTAL	**$16,000**	**$8,000**	**$8,000**		
Trails and Fences					
Other trail repairs as needed	$1,000	$1,000		**509**	*Just in case*
Vegetation control on trail surface	TBD	TBD		**509**	*Methods to be determined*
Vegetation control along sides of trails	$1,500	$1,500		**509**	*As needed*
Split rail fence repairs	$4,000	$4,000		**601**	*Contract labor; Reserve funding appropriate?*
SUBTOTAL	**$6,500**	**$6,500**	**$0**		
Edible Landscape (EL) - Wildlife - Residents					
EL - Spraying and winter pruning/removal	$3,670	$3,670		**703**	Arborsmith
EL - Weeding, edging, topdressing, mulching	$5,570	$5,570		**703**	Apex
EL - 5th Year Tree Removal Cycle	$680		$680	**?**	5th Year Rejuvenation Cycle
EL - Tree and grapevine replacements	$400		$400	**?**	5th Year Rejuvenation Cycle
Wildlife - Monitoring & Addling of Goose Eggs	$1,538	$1,538		**702**	3 treatments
Residents - Education and Inspiration	$1,000	$1,000		**704?**	In-person or Zoom Speaker
Residents - Meadow Mix insert on encroachment	$250	$250		**?**	Written by PCHOA Board/Consultant
SUBTOTAL	**$13,108**	**$12,028**	**$1,080**		
TOTALS	**$158,376**	**$120,526**	**$37,850**		