



Basberg Townhomes Master Landscape Plan

- Draft_v1 -



Presented to:

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For Discussion Purposes only

The Good Earth Way

COMPREHENSIVE PROPERTY CARE

Good Earth Landscaping & Maintenance focuses on providing comprehensive, holistic property care solutions. Our design, installation, and maintenance teams are fully integrated so that we can maintain continuity of care across your property from planting to maintenance. Our 'one team approach' allows us to leverage our expertise across all aspects of your property to ensure successful long-term plant and property health.

COMMITMENT TO QUALITY

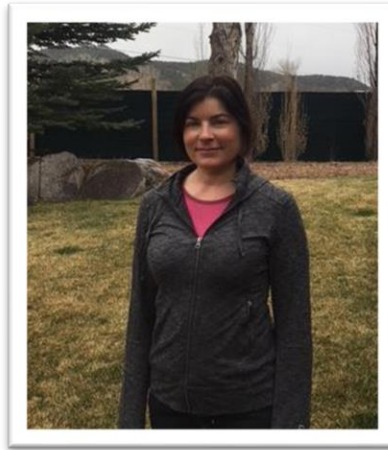
We are committed to providing the highest quality of service in the Aspen Valley. Our team of landscaping experts and our field crews have decades of experience working on some of the most prestigious properties in Aspen. We are dedicated to building strong customer relationships and clear lines of communication so we can consistently exceed your expectations for years to come.

LONG-TERM VISION

Your landscape and your landscaping needs are constantly evolving. Good Earth takes a forward-looking approach to design, planting, and maintenance to ensure that your property is beautiful at all stages of its growth from planting to maturity. Our maintenance experience greatly influences our approach to construction/installation projects as we have a deep understanding of how landscapes evolve over time and how decisions made early on can impact long-term outcomes.

The Good Earth Team

BECKY BLAIR – HORTICULTURIST & GARDEN SPECIALIST



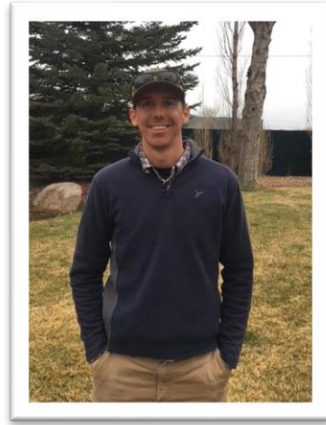
Becky Blair has almost twenty years horticulture and business experience in the Roaring Fork Valley with a focus on high end residential maintenance. She cultivated a lifelong interest in plants and garden design into a successful business with many long-standing client relationships.

Becky's experience covers all facets of the landscaping industry including best maintenance practices, training capable teams, creative problem solving and budget management to meet client goals. Becky has extensive garden and floral design experience which she uses to create outstanding displays that exceed client expectations. Her special interests include perennial planting design, container gardens and sustainable organic techniques. She has an expert knowledge of Rocky Mountain high altitude perennials and their performance in the many microclimates present on the properties in the Aspen area.

Select Examples of Becky's Work:



PATRICK MCAFEE – MAINTENANCE MANAGER



As lead horticulturist and landscape manager, Patrick McAfee served the Roaring Fork Golf Club of Basalt by managing the Club landscaping as well as the over 40 high-end homes on the mid-valley property. He managed a crew of twenty to provide all maintenance, tree care, irrigation, landscape construction, seasonal installations and, of course, lawn care to this outstanding property.

Prior to moving to the Roaring Fork Valley, Patrick spent 10 years at the Spring Grove Cemetery in and Arboretum in Cincinnati, Ohio, as the Grounds Specialist. There, he was in charge of grounds maintenance and the care of over 1,000 species of plants in the historic, 400-acre arboretum.

Patrick is an ISA certified arborist and certified Colorado Commercial Applicator of chemical controls and fertilizers. Patrick's expertise and eye for detail will deliver outstanding maintenance outcomes for all Good Earth properties.

Select Examples of Patrick's Work:



JEFFREY MARGULIES— GENERAL MANAGER



Jeff Margulies has always had a passion for the built environment from design to construction and development. He received his BA in Architectural Studies from Brown University and worked for Margulies Peruzzi Architects as well as Erland Construction as an undergraduate.

Jeff began his postgraduate career in commercial real estate in the Acquisitions & Development Group of AMB Property Corporation (NYSE:AMB) – now Prologis (NYSE:PLD) in Boston. At AMB, Jeff was responsible for all investment analysis for the East Region (13 submarkets from NYC to Florida) and Canada.

Jeff later joined Abpro, a Boston-based biotech startup, as Director of Finance & Corporate Development to help establish and run operations. There he was a member of the Senior Management Team where he developed and managed the corporate growth strategy from 8 to 40 employees and a new production facility.

Jeff moved to in Denver in 2014 to join FortitudeMB, a boutique advisory and private equity firm. In his first year, he oversaw fundraising and mergers and acquisitions activity totaling \$150mm with a focus on industrial and commercial services businesses. He then moved into a portfolio company in the technology services industry, in which FortitudeMB was an investor, to run Finance & Corporate Strategy. There, he hired and ran a team of 10+ finance professionals in Denver, Chicago and Pakistan and worked directly with the CEO and COO to restructure the operations for over 100 employees.

Jeff and his wife moved to the Roaring Fork Valley in 2017 to pursue their dream of living in the mountains where he could join a business that has a meaningful impact on the local community. At Good Earth, he rediscovered his passion for shaping the built and planted environment and transitioned from Finance to Operations as General Manager where he has managed staffing, finance, process/program development and large-scale construction projects.



ABOUT THE MASTER PLAN

This Master plan will evaluate the current state and establish guideline for future landscape improvements. These investments will improve the landscape health and appearance and add to property value. The primary objective is to establish a plan that will:

- Manage growth and change of the landscape over time
- Provide for orderly and predictable development
- Set priorities and protect landscape health
- Create a framework for future decisions

GENERAL OVERVIEW

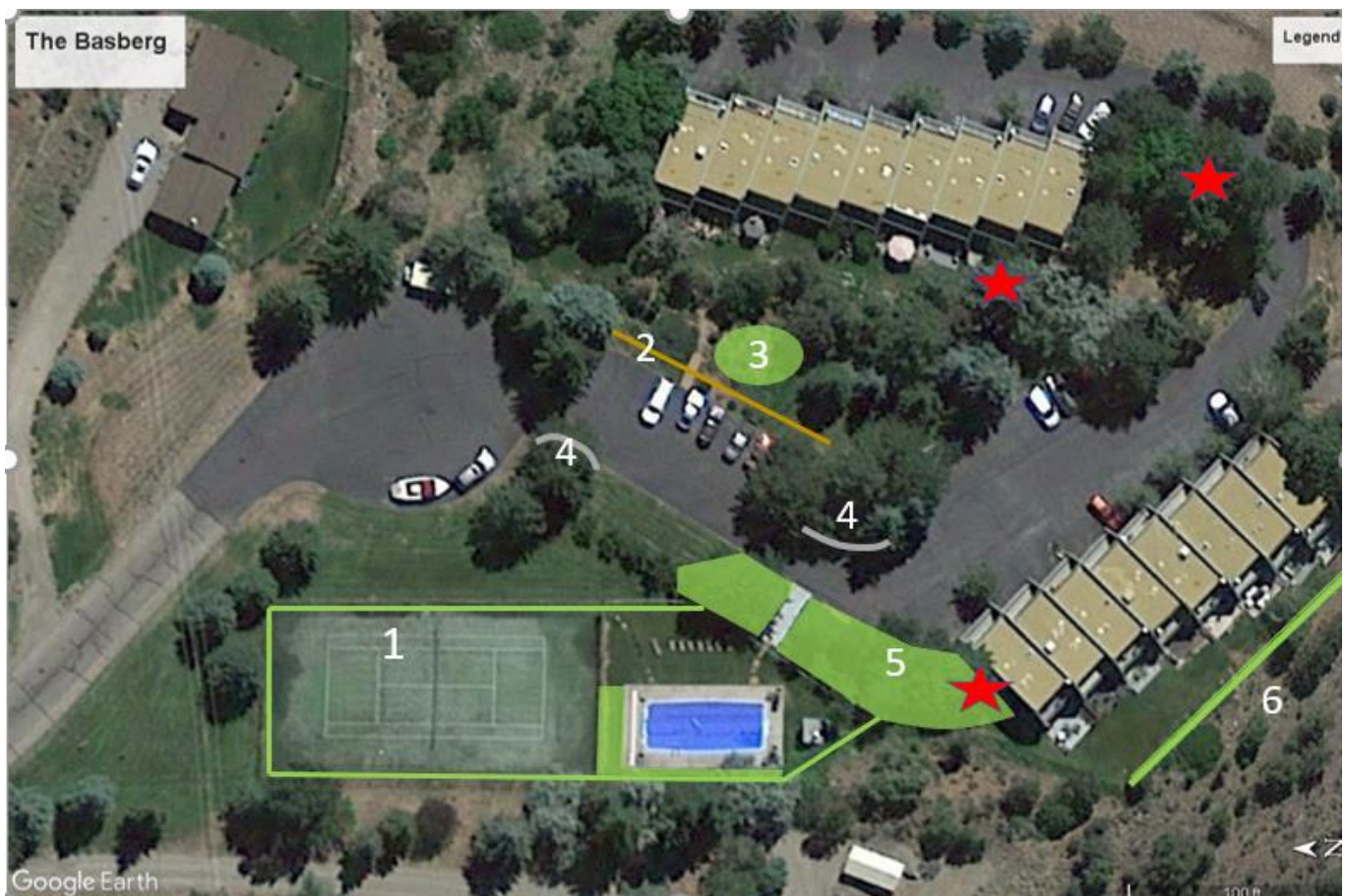
- The Basberg Townhomes property benefits from many mature trees
- Local boulders have been used extensively throughout the landscape
- There is only one shrub bed with the remaining shrubs planted directly in the lawn
- There are no planned perennial beds but the residents are planting perennials and small shrubs in the native areas behind the buildings
- There are large lawn areas around the pool with smaller areas behind the residences
- Irrigation coverage is inadequate so there are dry spots
- Limiting water use, maintenance needs and appearance have been identified as the core issues



Grey: Recreation Space	Currently this area is a high water, high maintenance lawn area.
Gold: Public Space	Lower maintenance and low water areas. Public areas need to be maintained for function and landscape health. These areas should accommodate a lower maintenance and water use program.
Dark green: Private Space	Currently maintained as higher water lawns and beds that are independently planted by homeowners.

RECOMMENDATIONS OVERVIEW

- The lawns will benefit greatly from an **aeration and overseeding**. The irrigation audit and subsequent changes will remedy the numerous dry patches.
- The trees receive regular health care by Earthwise Horticultural; we recommend continuing with a regular tree care health plan. **Several trees can be removed due to overcrowding.**
- **Define lawn, shrub and bed areas** to promote attractive growth while reducing maintenance and water needs. Many of the shrubs are planted in grass strips which creates a maintenance issue and a greater need for water. The lawn is encroaching on the few bed areas. By defining bed areas unappreciated and high maintenance lawn areas will be eliminated and the outcome will be much tidier as well.
- **Add to the existing retaining along the driveway** edge to reduce erosion and improve appearance. The more we can address the steep slopes, the more likely the water we put down will be absorbed and benefit your landscape.
- **Remedy any hardscaping issues** and develop long-term solutions to create a low maintenance, low water, successful landscape.



PROJECTS: AREA 1

Project: Re-establish Pool Area Fenceline

Est. Price: \$4,000-\$5,000

- Create an 8-12" mulched border along pool and court fence line to reduce mowing maintenance labor and improve overall tidiness (335LF on 3 sides of pool)
- Add metal edging to discourage turf grasses from entering mulched areas



Currently, grasses are growing into fence and cannot be properly trimmed/maintained



Example of proposed border

PROJECTS: AREA 1 (CONT.)

Project: Remove Sod & Replace with Ornamental Grass Bed

Est. Price: \$3,000-\$4,000

- Remove the sod on the north and west side of the pool
- Create a water-wise ornamental grass garden bed
- Add metal edging to discourage turf grasses from entering new bed area



Proposed project areas



Example of proposed ornamental grasses

PROJECTS: AREA 2

Project: Screening Fence

Est. Price: \$6,000-\$10,000

- Add 4-6' cedar picket fence between parking and residences to obscure headlights and parked cars (approx. 80LF)



Highlighted area shows proposed location of screening fence



Example of proposed fence options

PROJECTS: AREA 3

Project: Terrain Leveling & Revegetation

Est. Price: +/- \$3,000

- Fill depression in landscape to make it level with surrounding area
- Reseed with low growing native grasses



PROJECTS: AREA 4

Project: Boulder & Timber Retaining

Est. Price: \$9,000-\$12,000

- Add boulders to address the most severe grade changes between large trees and driveway to help prevent erosion and improve appearance (+/-75lf)
- Replace rotted/damaged timber retaining & add additional course (+/-75lf)



PROJECTS: AREA 4B

Project: Clean-up & Mulching of Bare Areas

Est. Price: +/- \$4,500

- Remove struggling grasses under trees and replace with fresh mulch groundcover (+/-1,500sf)



PROJECTS: AREA 4C

Project: Revegetation of Native Area

Est. Price: +/- \$650

- This area has struggled due to extreme dryness
- We believe that the new irrigation system will allow us to re-seed and establish healthy native grasses in this area



PROJECTS: AREA 5

Project: Remove Junipers & Plant Shrub Bed

Est. Price: \$9,000-\$11,000

- Remove all junipers from either side of stairs from drive to pool area
- Replace with various shrub plantings with some boulder retaining potentially necessary



PROJECTS: AREA 5B

Project: Replace Flagstone Walkway

Est. Price: +/- \$1,500

- Remove existing stone walkway, relevel, and replace with larger gray stone (+/-15LF)



Current stone pathway



Example of proposed Arkansas Brown flagstone

PROJECTS: AREA 6

Project: Garden Clean-up & Delineation

Est. Price: +/- \$2,500

Create bed at back of lawn behind Building 2. This will define the lawn area, reduce maintenance and correct a grading issue. Since the residents are already planting in this area, the bed will give them a nicer place to plant.

- Remove weeds and re-establish a clean planting space, preserving existing plant material as possible
- Install metal edging on front edge of garden between turf and garden



PROJECTS: VARIOUS LOCATIONS

Project: Cistern Clean-ups

Est. Price: +/- \$900 each

Good Earth has already completed the clean-up of four cisterns.

- Remove trees as necessary
- Hand excavate existing soils and plant material
- Install clean ¾" washed rock to promote drainage and water storage
- Fill top 3" with Mexican Beach Pebble for clean, tidy appearance



TREE REMOVALS

Large Poplar by Entry Drive

- Crowding and overhanging drive
- Not in great health
- Will drop significant amount of leaves and branches throughout the season as Poplars are very brittle



Russian Olive

- Russian Olive is a Colorado List B Noxious Weed and is recommended for removal as it competes with native trees and consumes a high amount of water



TREE REMOVALS (CONT.)

Spruce Overhanging Deck

- Crowding and overhanging deck
- Potential fire hazard



Back Corner Maple

- Crowding nearby aspen and spruce
- Removal will allow healthier, more aesthetic trees in grouping to thrive



IRRIGATION

Project: Irrigation Overhaul

Est. Price: +/- \$42,000

Overhaul entire irrigation system with from water source

- Install new mainlines, laterals, heads, and controller
- Pricing assumes locating and utilizing existing sleeves for all required crossings of paved surfaces
- Pricing assumes adequate operating pressure is available at existing irrigation stub out
- Some irrigation zones noted on map below assume changes and improvements to the landscape as outline the in the master plan. Further discussions and planning will need to be had to plan irrigation system around future improvements.



1 – Northeast entry turf rotor
2 – Southwest entry turf rotor
3 – East of tennis court turf rotor
4 – Turf rotor
5 – Pool turf pop-ups
6 – Pool pump house turf pop-ups
7 – Pool garden drip (future)
8 – Juniper and tree drip
9 – West of building turf pop-up
10 – Southwest lawn pop-up 1
11 – Southwest lawn pop-up 2

12 – Southwest native rotors
13 – Tree drip
14 – Turf rotors
15 – Tree drip
16 – Turf rotors
17 – Turf/Garden pop-ups
18 – Turf/Garden pop-ups 2
19 – Turf rotors
20 – Tree drip
21 – Tree drip 2
22 – East native rotors

SUMMARY

Master Landscape Plan Pricing Summary	
Area 1	
Re-establish Pool Area Fenceline	\$4,000 - \$5,000
Remove Sod & Replace with Ornamental Grass Bed	\$3,000 - \$4,000
Area 2	
Screening Fence	\$6,000 - \$10,000
Area 3	
Terrain Leveling & Revegetation	+/- \$3,000
Area 4	
Boulder & Timber Retaining	\$9,000 - \$12,000
Clean-up & Mulching of Bare Areas	+/- \$4,500
Revegetation of Native Area	+/- \$650
Area 5	
Remove Junipers and Plant Shrub Bed	\$9,000 - \$11,000
Replace Flagstone Walkway	+/- \$1,500
Area 6	
Garden Clean-up & Delineation	+/- \$2,500
Various Locations	
Cistern Clean-ups	+/- \$900 ea.
Tree Removals	TBD
Irrigation Overhaul	+/- \$42,000

Thank you for the opportunity to propose our services.

We believe very strongly that Good Earth can provide the highest level of construction, service and care for this project.

Please let us know if you have any questions. You may direct any correspondence to Jeff Margulies via email or phone:

Email: jeff@goodearthaspen.com

Phone: (970) 930-7848

We look forward to a long and successful relationship with Basberg Townhomes HOA.

Best,

The Good Earth Team

