



Policy Resolution # 7

Rules for Assignment of and Use of Garden Plots

Revised September 7, 2016

WHEREAS, The Declarations provide that the Members shall have all of the power to adopt, amend and repeal Rules and Regulations restricting and regulating the use and enjoyment of the Property or of any portion thereof and the actions of the Owners and occupants which affect the Property, which may supplement, but may not be inconsistent with the provisions of the Association Documents, and;

GIVEN THAT the Lansdowne Woods Members deems it necessary and desirable to establish certain Rules and Regulations for the assignment of and use of Garden Plots;

NOW THEREFORE, THE BOARD RESOLVES THAT the following policy regarding the assignment of and use of Garden Plots be and hereby is, adopted:

I. RESPONSIBILITY

The garden plots are an amenity provided for the residents of Lansdowne Woods of Virginia. Gardeners sow, plant and nurture their gardens, and then enjoy the fruits of their labors: vegetables, tomatoes, herbs, and beautiful flowers. Along with the privilege of renting a garden, comes the responsibility of ensuring that the plot is maintained properly and continues to benefit the whole community. Residents with condominiums overlooking the gardens or walking the Lansdowne Woods path are benefactors of the beauty of the garden, but also view any unsightly and poorly maintained plots.

Gardeners are solely responsible for the year round maintenance of their plot. They must ensure that the plots are in the best possible condition throughout the year. Frequently, gardeners are excited in the spring and cannot wait to begin working the soil, but by hot and humid July they may be tempted to abandon or not work their plots. In a very short time deterioration occurs and the plots become unsightly.

Lansdowne Woods Management has the responsibility of monitoring the gardens throughout the year and will notify any gardeners whose plots are in violation to ensure that gardens are maintained properly and do not become an eyesore to the community.

II. RULES AND REGULATIONS FOR USE OF GARDEN PLOTS

Fencing of plots: Fences must look neat and should blend in with the natural look of the garden. They should be as unobtrusive as possible. Any fences on plots are to be dark green or black plastic, wire mesh, or natural wood material, supported by neat looking stakes up to 5 ft. high. Any such fences must be placed entirely inside the plot boundaries. **All fences must be removed for the winter and stored in the plot renter's own storage area.** If Management determines a fence is offensive, the gardener will be asked to remove or replace it. Failure to do so will result in forfeiture of the security deposit and/or loss of the plot.

Compost bins or piles may not be built or maintained on garden plots or anywhere on the property at this time.

Adornments: Stepping stones, small bird baths, garden plaques and statues in good taste may be permitted.

Plantings: Vegetables including tomatoes and peppers, herbs, and flowers are the most common plants to be planted.

The planting of vines, mint, or similar plants with spreading roots, is limited to those planted in pots which should be buried in the ground within two inches of their rim.

The maximum height of plants should not exceed 4 feet. Consideration must be given to the effect of such height on neighboring plots, and an effort should be made to obtain dwarf varieties of potentially tall plants. Taller plants are to be planted in the south half of the plot to prevent excess shading of neighboring plots.

Perennials and herbs can be planted; and overwintered if a plot is renewed, but should be trimmed to maintain a reasonable height. Any dead growth on perennials, or annual plants which have finished producing should be removed promptly.

Maintenance: Weeding is a major responsibility. No trees, shrubs or woody plants, wild "weeds" or invasive plants are to be planted or allowed to grow voluntarily. Special care is required to keep all weeds and grasses from going to seed.

Gardeners must dispose of dead vegetation, weeds, roots and other debris in the plastic bags provided and placed in the containers behind each shed. Rocks should be placed inconspicuously in the woods.

Some flowers such as dwarf roses are especially susceptible to insect infestation, blight and disease. Extra effort must be made to keep these problems under control so that they will not invade neighboring gardens or the plants will have to be removed.

No plants should be allowed to grow beyond the borders of the garden. Plants should not cover the wooden garden beams.

No flower pots or other containers are permitted on the plot or support beams. If in the garden, they are to be buried within two inches of their rim. No bird feeders are allowed on or next to garden plots except humming bird feeders.

Pathways have mulch-covered surfaces so that they serve as drainage routes for excess water. They are to be kept open and free of obstacles at all time. The mulch is not to be covered with dirt, sand or leaves, or damaged by digging.

All tomato cages, support stakes, etc. should be on the plot only when being used. Bean poles, tomato stakes, tomato cages, flower pots, etc., should be taken down and put away when not in use, especially in the winter months, and stored in the unit owner's personal storage area.

Tarpaulin covers or other weed preventative garden-cloth materials are permitted on the garden plots only if covered with several inches of soil so as to be unnoticeable. Bags of mulch, fertilizer, etc. may remain on the plot for no longer than two days. *They should not be placed on pathways, nor stored in the garden shed. Containers of water for use when the water taps are unavailable may be kept on the plot if placed inconspicuously during the growing season. Tools and other gardening aids should not be left on plot.

Fall cleanup of all garden plots must be accomplished by **November 1st** unless the gardener has been approved for another year and is doing winter gardening or is growing a cover crop to improve the soil.

*Water: Water is supplied. The hoses will reach every plot. After use, shut off the water and remove the nozzle or sprinkler head to reduce pressure before rewinding. The hose(s) should then be coiled up and free of any kinks on the hose reels provided. Extreme care should be used to assure that the water is shut off in order to economize on its use and to avoid possible damage to nearby gardens.

Tools: Certain garden tools have been donated or purchased and placed in the garden sheds. Gardeners are free to use them, but are asked to return them to the shed in clean and reusable shape. Because the number of tools is smaller than the number of gardeners wishing to use them, no one should keep tools on a plot for longer than actually needed. Gardeners are expected to furnish their own hand tools.

Garden Sheds are provided to store community items such as garden tools, watering cans, and the Gardening Club hoses (over the winter).

Storage of personal items is not permitted in the sheds. When personal items are discovered they will be disposed of immediately.

III. APPLICATION FOR A PLOT

Plot rental applications will be submitted to the LWVA Management Office between September 15 and October 15 and plots will be assigned or reassigned by November 1. Gardeners wishing to retain the same plot must submit their renewal application between September 15 and 30.

Garden plots assignments are effective from November 1 to October 31.

At the time of plot rental, all plot renters will automatically become members of the Gardening Club (at no extra cost). This will entitle all plot renters to newsletters, invitations to presentations and lectures on gardening subjects, and invitations to an occasional social event (BBQ, discussion luncheons, etc.). A one-time security deposit for each plot will be required at the time the application is personally submitted to the Management Office. The amount of the

deposit will be determined by the Management Office. An annual rental fee, which is also determined by the Management Office, will be submitted with the application. **The security deposit will be returned when the plot(s) is relinquished in good condition. Any expense related to restoring the plot to rentable condition will be deducted from the deposit.**

All applicants are required to certify that they have read and will abide by the intent, rules, and regulations contained in Resolution #7. Gardeners who fail to maintain their plots properly will lose their security deposit and/or forfeit the plot.

When a shed key is requested, a deposit fee of \$5.00 is assessed on each assigned plot to cover the expense of making keys and locks. This is a one-time fee per plot as long as the same gardener holds the plot. The key deposit will be returned to the applicant when the key is returned to the Management Office.

Plots will be worked by the resident to whom they are assigned. Generally, all transactions with the Management Office must be by the resident to whom the plot is assigned.

Plot assignments are not transferable. If you do not wish to use your plot, the Management Office should be notified immediately so they can inspect and reassign the plot.

Inactive Plots: The Management Office will reclaim a plot not showing substantial evidence of being worked by May 15, for any substantial period of time during the growing season unless a written agreement has been signed with the Management Office providing an explanation for an exception. The security deposit will be forfeited.

IV. PLOT INFORMATION AND ASSIGNMENT

The Association has provided a sufficient number of plots to ensure that every unit which wishes to rent a plot can.

The Association policy is to make second plots available to renters when it is evident that all plots will not be rented for the season. A small number of plots will be placed in reserve to accommodate persons who move in after plot assignment is completed.

Plots are assigned on a first come first served basis. All applications are dated and time stamped to ensure accuracy of assignments. Gardeners who wish to have a specific plot should request the plot by number. The request should be written on the garden plot application.

Reassignment of the same plot to a resident in succeeding years (when applicable) is contingent upon the resident making full use of the plot and complying with these rules and regulations

Gardeners may retain the same plot by requesting it on the application for the next growing season. Most of these gardeners have upgraded the plots by adding organic materials and nutrients and desire to continue to work them.

Gardeners wishing to retain the same plot must submit their application between September 15 and September 30. Applications, submitted after this date, will be grouped with new applications, and plots will be assigned according to submission date and time priority.

Plot turnover occurs each year so more desirable plots frequently become available. Gardeners can request a different plot. The request will be honored if the plot is available.

If at some point there are more applications than plots, the Management Office will develop a priority system for assignments.

The Management Office will assign plots between October 16 and November 1. Newly assigned plots will be available on November 1.

Between October 1 and 15 the Management will inspect the garden plots and will note any resident plot holders that are in violation of the rules and regulations provided in this resolution. For gardeners who previously worked the plot, reassignment will be withheld. If the plot remains in violation after ten days the Management Office will not reassign the plot and the security deposit will be forfeited.

The gardens add great beauty and also bring joy to many residents. Our Community Association's goal is to see that the gardens are maintained in a way that will continue to bring beauty and joy to all. All gardeners are asked to maintain their plot in a manner that allows our community to meet this goal.

V. ASSISTANCE AVAILABLE TO GARDENERS

When gardeners are away or incapacitated, arrangements should be made for someone to take care of the plot. If this cannot be done, the Management Office staff and /or the president of the Gardening Club should be notified so necessary arrangements may be made. They will arrange to have a volunteer assist whenever possible.