

Lake Jovita Master Plan

Common Grounds
Committee

Study & Recommendations



What is a Landscape Master Plan?

A master plan is a comprehensive design plan that aids in guiding the future development of a property.

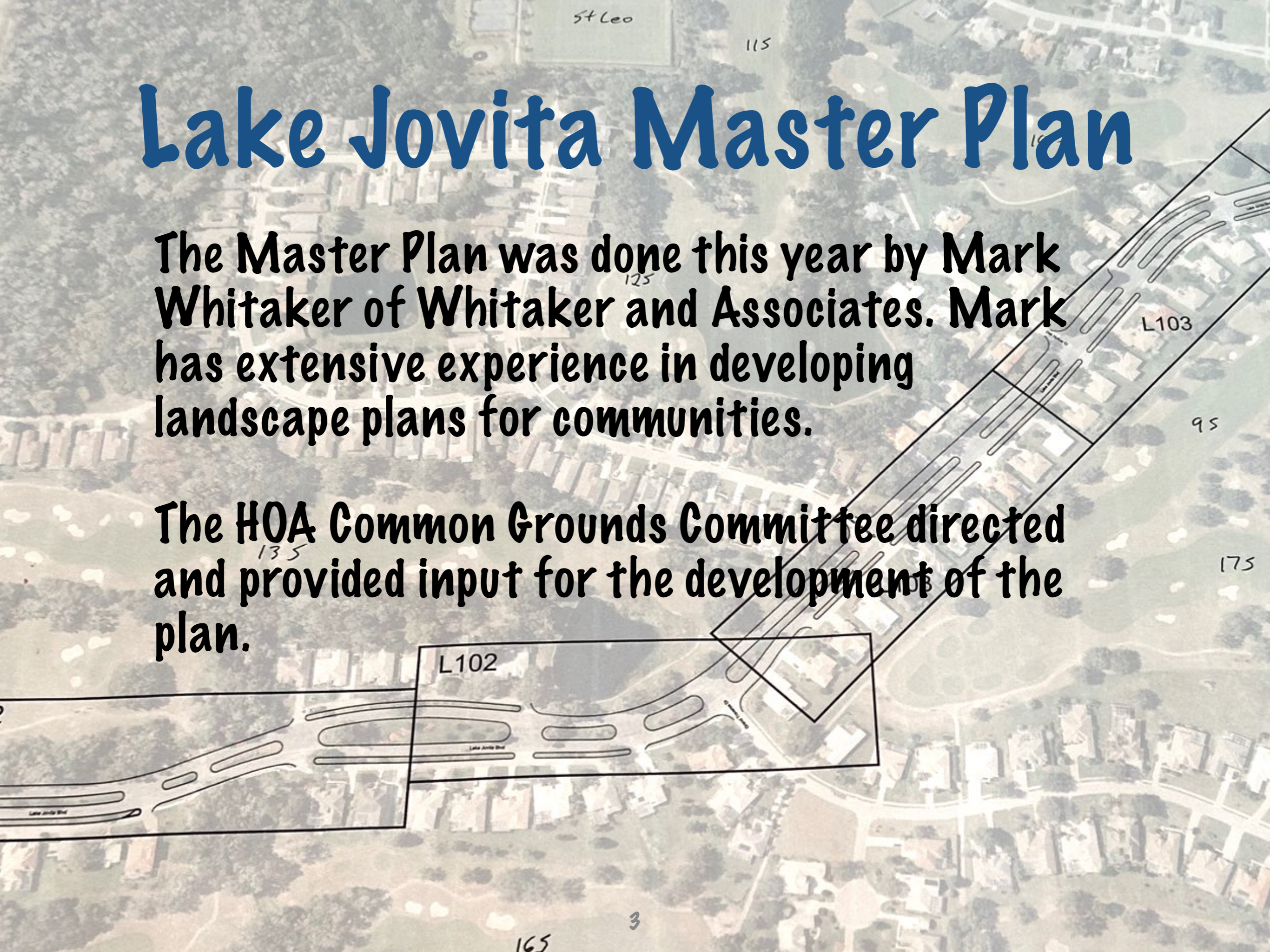
It is represented as an industry standard Auto CAD drawing and features reference photos as well as color renderings to illustrate the design concept.

It is a blueprint for future improvements and care that will go into the property. It includes plants, tree health, irrigation, lighting, etc. that go into having and maintaining an attractive property.

Lake Jovita Master Plan

The Master Plan was done this year by Mark Whitaker of Whitaker and Associates. Mark has extensive experience in developing landscape plans for communities.

The HOA Common Grounds Committee directed and provided input for the development of the plan.



Why is the HOA doing this study?

Maintaining the appearance of the common grounds within Lake Jovita is one of the primary tasks of the HOA.

Another is protecting and enhancing property values within LJ.

The third responsibility is to enforce Association rules.



Why does Lake Jovita need this study now?

For those driving by, the entrance of LJ forms their opinion of our community.

The first impression visitors and home buyers get of our community is the front entrance and Lake Jovita Blvd.

These impressions have an effect on property values within our community.



Our Community Is No Longer New & Needs An Update

Our entrance and LJ Boulevard were first installed and landscaped over 20 yrs. ago.

Bed plantings should be replaced every 8-10 years. Trees need to be periodically pruned and lifted.

The committee recommends a one-time catch up program and more routine annual maintenance.



Does Lake Jovita Look Old?

There are many beautiful aspects that have stood the test of time.

The design of the walls and open fencing still present an inviting look.

Most of the large oaks and magnolias are beautiful but need pruning.



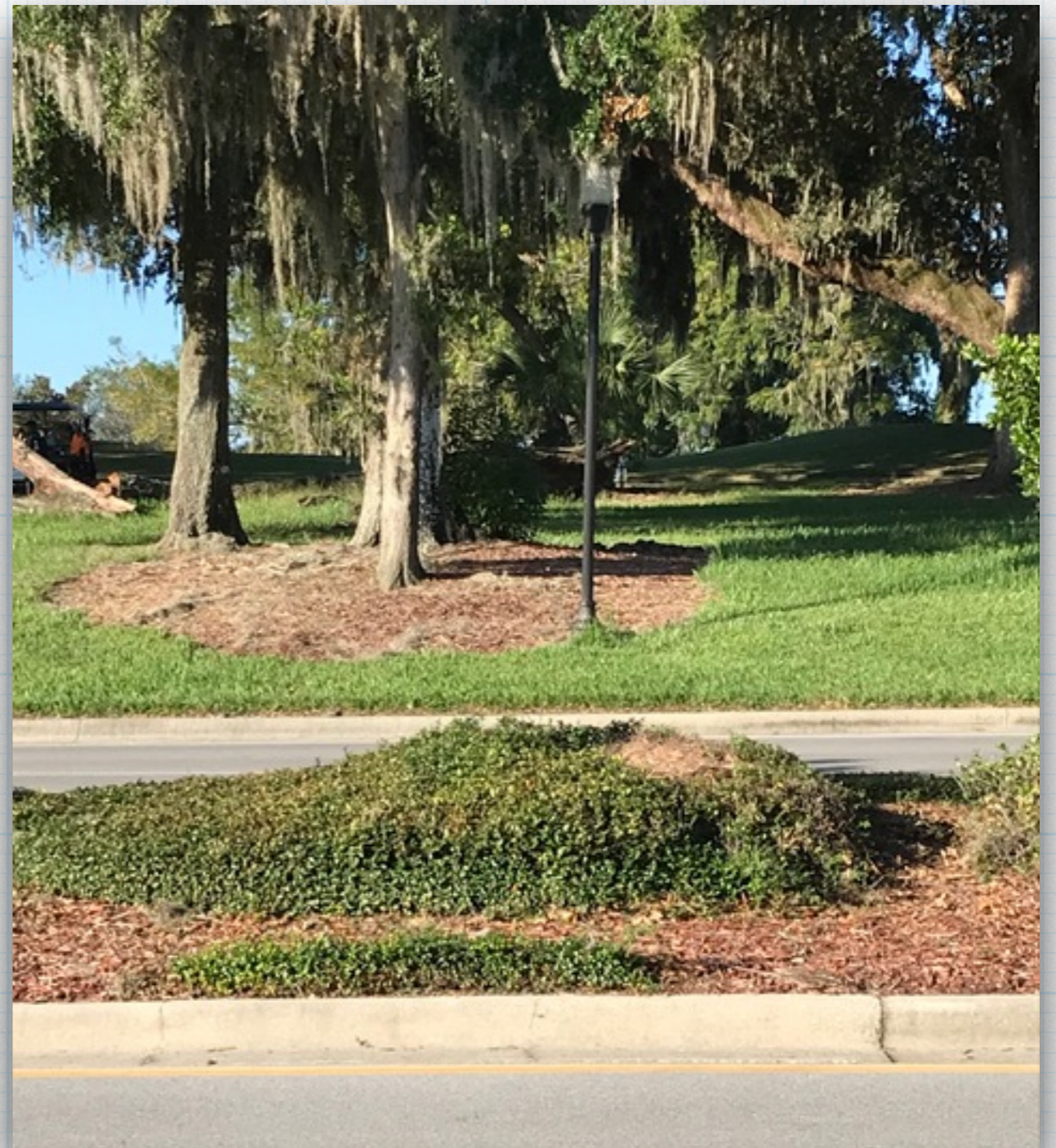
On The Other Hand !

About 10-12 large trees died and were not replaced.

There are 6 large stumps along LJB.

More than a dozen Crepe Myrtles died and many bedding plants died but were not replaced.

Replacement plants were installed without a consistent plan or design.



On The Other Hand

(cont.)



Upgrading LJ Main Entrance



- Upgrade beds with new perennials and more attractive small trees
- Provide year-round color
- Create a more consistent look
- Repair/paint walls (Done this year in advance)

Upgrading LJ Main Entrance (cont.)

- Move existing top quality fan palm to entrance replacing LJ Monument
- Lift trees overhanging walls
- Remove dead/dying/poor quality trees behind walls
- Upgrade lighting



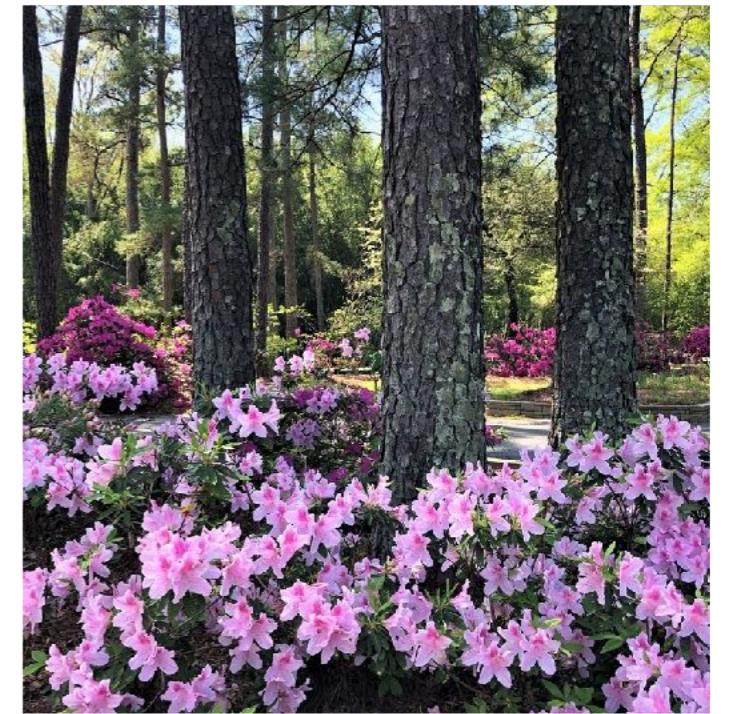
Upgrading LJ Boulevard

- Prune/shape/clean most of the 175 trees along the Boulevard
- Remove 4-5 large trees in poor condition
- Remove 6 large stumps
- Prune/lift 12 oaks overhanging the beds
- Remove small palms and woody ornamentals past their prime



Upgrading LJ Boulevard (cont.)

- Add 14 large trees in logical places/arrangements
- Add 13 crepe myrtles replacing those missing
- Add many new azaleas to recreate the original look of the Boulevard
- Replenish existing beds soil/ fill out/ redo some
- Eliminate several dangerous line of sight problems



Masterplan Phasing

Phase I – Entrance upgrade (Main focus in 2024)

Remaining Phases – Complete over following 4 years .

Further definition of Phase II will be determined in 2024.

Each phase will be approved in the Fall and budgeted for the following year.

On-Going Maintenance

An annual landscape upkeep/renewal budget will be recommended to :

- Maintain existing trees on the Boulevard, Rt 52, East Point entrance, and the park.
- Routinely replace dead/dying plants as needed.
- Add sod and simple plantings needed on Rt 52 which will emphasize natural scenes of the golf course rather than hide them.

Not In Current Scope

- No significant upgrade along Rt 52.
- No significant upgrade at East Pointe entrance (minor tweaks as needed)
- No significant upgrades to neighborhood entrances outside of Boulevard.

All the above will be upgraded and maintained over time, but it is not in scope of the current Masterplan.

So How Much Will This cost?

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Will This Increase Dues?

If we do the whole plan as drawn up over four years, we should expect the cost to be about \$5 per month per lot or \$225,000 in total over the entire period.

When the HOA board reviews and decides whether to support this plan, they will address how it will be paid for if we proceed.

Committee Recommended Timeline

ACTIVITY	DATE
1. Committee to review homeowners' input and revise plan as needed.	By Mid-August
2. Board will review plan and provide more input or make decisions.	August-Sept.
3. If a go, Committee to recommend Phase I final scope and budget request for 2024.	Before Sept 15
4. Board decides whether / how much to fund Phase I in 2024	January 2024
5. If approved and funded, Committee will begin bidding and executing the work.	February 2024