



# **Landscaping and Gardening Guidelines**

## **with Links to 6 Approved Plant Lists**

### **Condo 5 - YVLCC No. 1193**

Completely Revised August 2017  
and Updated in April, June & July 2019

Original October 2012, updated March 2014, June 2015 & April 2016

Written and illustrated by Jeanne Brown, Chair, Landscaping Committee  
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and contributions from Landscape Committee members since 2012.



## TO THE RESIDENTS OF CONDO 5 - YRVLC # 1193 – BALLANTRAE GOLF AND COUNTRY CLUB

Dear Neighbours:

These main and subsidiary web pages provide information on:

- General Guidelines on various aspects of Landscaping and Gardening:
  - Condo Declaration restrictions
  - Gardens maintained by Melfer vs. homeowner
  - Plants in tree saucers
  - Grafted plant standards
  - Planting of new or replacement trees
  - Mulch
  - Replacement of sod
  - Irrigation adjustment process
- Illustrated Approved Plant Lists for Condo 5:
  - General information
  - Links to web pages showing Illustrated Plant Lists

Please also read the notes attached to the Plant Lists where applicable. These contain valuable information that ought to make every gardener's life easier. If you have questions or issues relating to gardens or landscaping, however large or small, please email us a brief message including your name, how you wish to be contacted (email or telephone), the date and a quick note as to the type of assistance you need. We will get back to you promptly. If the need arises, we will liaise on your behalf with our Board of Directors or any of the related parties in order to address your landscape issues. Your Condo 5 Landscape Committee can be reached at: [landscape1193@gmail.com](mailto:landscape1193@gmail.com).

We are enthusiastic about helping to create some of the most enviable gardens in Ballantrae!

Respectfully yours,

Condo 5 Landscape Committee



### **GENERAL GUIDELINES: LANDSCAPING AND GARDENING BY CONDO 5 HOMEOWNERS**

The objective of these guidelines is to make our community as attractive as possible by encouraging gardens that enhance our streetscape. They give homeowners a wide variety of choices. You may wish to retain the standard garden that was installed by Schickedanz (the Developer), or you may wish to tailor your garden based on your favourite plants, the colours on your home and the amount of sunlight in your garden. The choice is yours.

We are governed by our Condominium's Declaration and it does have some restrictions that apply to gardens. Unfortunately, the Declaration is a little confusing so with the help of our Condominium's legal counsel, we have distilled it down to a few key points:

- **All plants with the exception of floral annuals must be selected from the Approved Plant Lists (see subsidiary web pages, links to which are at the end of this document).**
- **The location, size and number of existing gardens must be maintained. The Declaration does not allow additional gardens nor does it allow existing gardens to be expanded.**
- **An Alteration Request is not required for changes to shrubs or perennials as long as the replacement plants are on the Approved Plant Lists and are installed in existing gardens.**
- **Additional trees may be approved on a limited basis but an Alteration Request will be required.**
- **HOMEOWNERS MAY SUBMIT ALTERATION REQUESTS FOR PLANTS THAT ARE NOT ON THE LIST. The Landscape Committee will review these and provide their recommendation to the Board, who will approve or reject the Request. This process could take several weeks.**
- **Alteration Request forms should be dropped off in the First Service Residential (FSR) drop box located in the Recreation Centre lobby.**



## **Garden Signs**

### **A mid-summer refresher on their use (July 2019)**

As there may be some confusion as to the correct use or purpose of the two garden signs we have in Condo 5, we would like to remind homeowners that they can have their garden care “tailor-made” to their preference by using ONE of the two signs, OR none at all.

\*Please note that ONLY ONE type of SIGN should be displayed at a given time --- not both!

- **NO SIGN**
  - Melfer will cultivate, weed, edge and trim all shrubs and hedges, and cut back all perennials in the fall.
  
- **GARDEN MAINTAINED BY HOMEOWNER**
  - The owner must have the GARDEN MAINTAINED BY HOMEOWNER sign prominently placed at the front of the garden, preferably near the sidewalk, where it can be seen by Melfer gardeners. The signs can be obtained by contacting the Landscape Committee at [landscape1193@gmail.com](mailto:landscape1193@gmail.com) and one will be directed to the Landscape Committee member who is distributing the signs. The cost is \$10.00 each.
  - The owner may display more than one sign, for example at the front and at the back of the property. Such a sign will indicate to Melfer gardeners that NO WORK OF ANY KIND WILL BE DONE ON THAT GARDEN, such as weeding, deadheading, pruning and shaping of shrubs, turning over of the soil, as well as spring and fall clean-up. Only the edging and grass care will be done on a property showing this sign. Owners are expected to maintain their gardens to a standard that is acceptable for our Condo 5 homes. The gardens should be neat and tidy for the entire growing season. The commitment to maintain one’s garden will be on a year-to-year basis except as described below. FSR will continue to monitor and enforce the proper maintenance of our gardens. Any garden falling below the acceptable standards for our condo will be flagged and the owner will have to take remedial action to bring the garden to an acceptable standard, OR



remove the sign and have Melfer gardeners tend to the gardens. Residents going on vacation, or who are unable to tend to their gardens, must make arrangements to have someone tend their gardens in their absence.

- **Please DO NOT TRIM**

- The purpose of the DO NOT TRIM SIGN is to convey to Melfer that the homeowner displaying it will not want to have ANY SHRUBS, HEDGES or PERENNIALS trimmed or cut AT ANY TIME, and during all seasons. All other garden maintenance will continue on this property such as edging, weeding, turning the soil and so on.

### **PLANTS IN TREE SAUCERS**

You may wish to plant annuals or perennials in the “saucer” of your trees. For the sake of maintenance by the Melfer gardeners, you should select plants that will not interfere with grass maintenance. Before planting, we recommend adding an extra layer of good soil so that you are not digging into the roots of the trees in order to plant anything. While the trees might not mind a few extra inches of rich soil on their feet along with a few flowers, they may be damaged from digging into the roots, and then become stressed or diseased. DO NOT MOUND THE SOIL UP AROUND THE BASE OF THE TRUNK “volcano style”. This practice will gradually suffocate the tree over time. Our arborists recommend that the root collar at the base of the trunk be left uncovered and free of extra soil.

### **GRAFTED PLANT STANDARDS**

A grafted plant standard is a garden plant that has been grafted onto a short trunk. Any plant that is on the **Illustrated Approved Plant List** that is grafted onto a standard is permissible in Condo 5 gardens. While others may not be on the **Illustrated Approved Plant List**, they are also allowed because they are largely well-controlled, attractive specimens grafted from sturdy, proven plants. These showy specimens are increasingly popular as they are highly visible, “floating” above a garden planted with lower plants. They can vary from evergreens, to shrubs, to



perennials and annuals. The homeowner is advised to check with a garden centre for the ultimate width of a grafted plant so it does not outgrow its garden space.

It is strictly a matter of taste and design whether one or more grafted specimens is (are) planted as special garden features. The care of grafted plants would be the same as that for the same plant in its original form. As they tend to be pricey, be sure to have the new standard located in the correct exposure for its species in order to minimize the chances of losing such plants. For example, a Nest Blue Spruce standard would be happiest in a full sun location, whereas a Weeping Hemlock would appreciate a bit of afternoon shade.

Typically, these standards will be from 2.5 to 6 feet in height, and will not grow any taller. However, the trunk will thicken, and the plant material that was grafted onto the stem will grow fuller with time. As these are likely to be modest-sized plants overall, they are ideally suited to our small gardens. A real bonus for collectors of fine plants, is that they can be “under planted” with equally interesting specimens! Enjoy!

### **PLANTING OF NEW TREES**

Requests for additional trees will be evaluated based on a number of criteria including the following:

- Species: Must be on the Illustrated Approved Plant List
- Siting: The tree should suit the area and space in relation to adjacent homes, driveways and golf course views.
- Spacing: Will depend on the specific tree. For example, a Colorado Spruce after 25 or so years will have a diameter of about 30 feet! Planting any tree too close to other trees or houses will result in overcrowding, leading to die-back between the trees and diseases ..... not a nice legacy.
- Quantity: Will be dictated by the size of one’s property after spacing and siting are taken into consideration.

You must use the same Alteration Request form as described in the previous section. This request must also include a site plan specifying the location of species desired. The Landscape Committee will review each request and their recommendation will be forwarded to the Board for a final decision. For additional information regarding trees, please also review page 26-27 of the [Community Standards document](#) which is on the Condo 5 website.



The cost of replacement or re-location of sprinkler equipment as well as any damaged grass will be at the owner's expense.

### **PLANTING OF REPLACEMENT TREES**

- Both the expense and the arrangement for replacement of dead or diseased trees on private property are the responsibility of the homeowner.
- Replacing existing trees of the same species is permitted without the need for prior approval.
- Replacing any tree with a different species will require the filing of an Alteration Request form.

**April 2019 – 11 new trees added; please refer to page 12 below.**

### **MULCH**

Some homeowners wish to have our gardeners turn the soil in their gardens on a regular basis and not use mulch. Others prefer to use mulch around their plants. Both methods are equally acceptable in terms of our Condo 5 standards. Should you decide to use mulch, please be aware that the gardeners will NOT cultivate the soil.

Mulch in your garden, when used correctly, will:

- Help to suppress weed growth;
- Assist in moisture retention of the soil;
- Moderate the temperature of the soil in hot weather;
- Decompose and eventually provide rich organic components for your soil, and
- Give your garden a “finished” and well-tended look throughout the growing season.



If you decide to use mulch on your garden, please limit your selection to either a natural /neutral mulch or a black one. The bright orange mulch will not enhance your garden and should not be used at all. The best type of mulch is either shredded pine bark, cedar bark, or the smaller cedar chunks.

If mulch is kept away from the front edges of the garden, it will not scatter when lawns are cut and gardens are edged.

Another way of preventing mulch from scattering is to use small plants at the very front of the garden and mulch behind them. For some ideas as to what plants to use, please consult the **Small Perennial Plants and Low Groundcovers List** in the **Illustrated Approved Plant List**.

### **SOD REPLACEMENT**

- For areas larger than 1 square metre, only sod replacement is permitted as opposed to seeding.
- Reasons for sod replacement by the homeowner include the following:
  - Damage from toxic spills, pets, insects, or vermin;
  - Erosion;
  - Traffic wear and tear;
  - Damage caused by any repairs of patio or other hard surfaces;
  - Dying grass in the shade beside the house foundation; and
  - Desire for better lawn when weeds have made the current lawn unsightly.

- **Buried Services:**

Prior to beginning any work, regardless of whether the homeowner installs sod or has a contractor do the job, irrigation lines need to be flagged by Porcupine Management. It is the responsibility of the resident to arrange for this. Any other buried services such as telecommunications cables must also be located and flagged.



Please note that any damages resulting from neglecting to locate these services will be repaired at the homeowner's expense, whether the sod replacement was done by the homeowner or by someone retained by the homeowner.

- Site preparation steps:

1. Spring and fall are the best times to install new sod.
2. The grade levels as installed by the developer must be maintained.
3. After removal of old damaged sod with a flat-edged shovel, remove any construction debris, stones etc. larger than 2-3 inches in diameter.
4. Till the area to a depth of about 2 inches to break up the compacted clay soil.
5. Rich, loamy, sandy topsoil should then be added to a depth of 2-3 inches.
6. It is a good idea to apply a weed killer as well as a starter fertilizer to the top soil at this stage. This will rid the area of existing weeds.
7. Water the new soil well to eliminate any air pockets.

- Selection of new sod:

Determine what type of sod you will require by assessing how much sun the area to be replaced is getting:

1. For shaded areas you may wish to use grass that is specifically blended for shade.
2. For full sun areas, a blend of Kentucky Blue Grass is recommended by several growers and landscape companies for our area. This is the type that is generally available here.

- Installation:

1. Install your sod immediately after delivery as sod lasts about 12 hours after it is harvested.
2. Begin watering within 30 minutes of installation
3. Roll the entire area to improve soil contact.
4. Water daily during the first two weeks.



5. Avoid cutting during the first two weeks and avoid heavy or concentrated use during first three weeks.

### **IRRIGATION ADJUSTMENTS**

For all irrigation service, repair and alteration requests, (i.e., relocation of a head) - please contact Porcupine Management Ltd. at the Ballantrae Golf Course directly.

You can e-mail [info@ballantraegolfclub.com](mailto:info@ballantraegolfclub.com) or by calling direct to 905-640-6333 ext. #351.

When calling in after the golf course has closed for the day, the voicemail system will direct you to press ext. #351. The voicemail will provide you with further directions for emergency service.

If you are leaving a voice message, please include your name, address, telephone number and specific details of the service, repair, or alteration you require.

### **GENERAL INFORMATION REGARDING THE ATTACHED LISTS**

- The perennial plant, shrub, and tree lists are all arranged in alphabetical order of common names in the first column to facilitate finding a particular plant.
- The botanical names are in the second column.
- All plant materials listed here are safe to grow in our area, which is Zone 5, with a few exceptions which we note accordingly on the lists.
- One must bear in mind that non-climatic factors such as our homes, exposures, and any nearby larger plants like evergreen trees provide microclimates, creating either colder or warmer conditions for the plants.



- Snow cover, or the lack thereof, is sometimes critical for a plant's survival. In general, plants do not like the cold desiccating winds that sweep Ballantrae in any given winter, and they appreciate dormancy under the insulating snow.
- In spite of our automatic irrigation systems, it is always wise to "check up" on your plants during the growing season, to be sure they do not drown or dry out due to either the positioning or a malfunction of irrigation heads. Should your irrigation system require an adjustment or repairs, please refer to the appropriate section above for the procedure for handling these requests.
- Consider a balance of plants that will provide you with colour and structure for all seasons, thus creating an interesting garden all year round.
- Also, be aware of proportions of various plants in the garden. Our gardens are modest in size and should be planted accordingly with a view to balance.
- Do not over-crowd your plants! Remember: first year-they sleep, second year-they creep, and third year-they leap! Over-crowding can lead to not only an untidy garden, but also makes your plants more prone to diseases.
- When considering purchasing a new exciting plant, make sure it is the right size for its position in the garden. Some cultivars of certain plants included in our list have giant versions that should be completely avoided, or at best, should be planted at the very back of the garden. Please consult the suggested size ranges included on the lists.
- Consider the use of any "dwarf" varieties of plant materials, including evergreens and shrubs. *(Please note: the term "dwarf" as used in horticulture is the correct name for a plant that has been propagated to remain a specimen that is small in stature.)* They may be pricey at the outset, but generally will not outgrow their garden space for a long time, if ever, nor will they likely need pruning, shearing, or cutting back. (NO work!)
- Avoid at all costs the rampant, invasive plants usually labelled in nurseries as "fast growing!" Also avoid other known aggressive plants, such as the innocent looking Lily-of-the-Valley. Once you have had to dig down two feet in order to eradicate its tenacious roots, you'll not forget the experience!
- If you wish to see your flowers during summer evenings, consider using more light-coloured plants that are more visible in the dark.
- If you winter here and wish to create winter scenery in your garden, planting evergreens or deciduous plants and shrubs that provide interesting form or subtle colour will perk up a frosty day.
- For your convenience and ease of reference, the perennial plant list has been divided into two sections: a list of SMALL PERENNIAL PLANTS AND LOW GROUNDCOVERS and a list of LARGE PERENNIAL PLANTS.



- And remember, we, your Landscape Committee are always available for a friendly consultation, or a visit to admire your garden! We have over 100 years of combined experience gardening, so we can help! HAPPY GARDENING!

***April 2019: The Landscape Committee with the assistance of Bartlett Tree Experts added 11 trees that are tolerant of high soil moisture and / or our alkaline soils. When selecting a new tree for your property, we recommend that you consider them (click on Deciduous and Evergreen Trees List below) as they will add much needed diversity and beauty to our landscape, and promote healthier tree environment.***

Here are the links to the Illustrated Plant Lists.

After browsing any list, click on the back arrow on your web browser to return to this document.

Please note that these documents are set up in Landscape format so any printing must also be in Landscape format.

Bulbs:	<a href="#">Bulbs List</a>
Perennial Plants:	<a href="#">Small Perennials and Ground Covers List</a> <a href="#">Large Perennials List</a>
Shrubs:	<a href="#">Deciduous Shrubs, Roses and Climbing Plants List</a> <a href="#">Evergreen Shrubs List</a>
Trees:	<a href="#">Deciduous and Evergreen Trees List</a>

