

KING CITY HIGHLANDS HOMEOWNERS ASSOCIATION
ARCHITECTURE AND LANDSCAPE COMMITTEE
MONTHLY MEETING

JULY 2, 2025

Quorum Present: Joe Mulder (ALC Chair), Connie Holt, Leslie Elliott, Judy Baese, Denny Peffers, Tim Woodley, Bonny Chown, Rob Mustard

Absent: Virginia McEwing:

Guest: Diane Brown

No Board business to be discussed at ALC meetings given that 3 Board members are presently on ALC.

Approval of Minutes: tabled until next meeting.

Applications: Terry and Martha Anderson 12878 SW Overgaard, Street Tree

Kathy Thigpen 12823 SW Overgaard, plant Dogwood, add retaining wall

Greg and Judith Hickert 12739 SW Dickson, remove stump in back yard

Arborist: Large maple overhanging Japanese Lilac has been trimmed at Dickson Garden. Note will be in HiNet about watering street trees. Teufel proposal to trim and clean crepe myrtles was approved and will be scheduled after blooming time probably October.

Budget: Is in good shape. Judy A. tracks spending.

Drainage: The Board approved \$1800 for inspection of drain in lower Greenway. There is still some work to finish the central Greenway.

Irrigation: Leak at Clocktower, was repaired as a “service call on install” due to improper installation. Tech also repaired sprinkler head at AC surround.

Rob follows water usage and cost to keep a comparative record of our irrigation use and spending over the years.

Maintenance: Teufel will provide an addendum to the existing contract by July 15th. We continue to be pleased with Ron Clark as account manager. Issues with invoicing have improved but timeliness of invoices still needs work.

Bark mulch is mostly completed. Wimbledon Pathway and the 126th pathway should also be done.

Leslie sends a request list each week and it is usually successful.

Plantings: Planting is on hold until the weather is cooler. The soil samples from the front of the Clubhouse came back negative for verticillium. Japanese maples can remain in the design. The subcommittee will present potential designs with expense allocations to the ALC and subsequently to Town Hall and the Board. Note: The proposals for removals are still valid. (7/10/2025)

Special Projects: A list of manual revisions that will be addressed next year is being maintained by Connie.

Old Business:

Proposal approvals for crepe myrtles and drainage were previously discussed.

Sidewalk repair is scheduled for the first part of August. Brici will also look at chipping cement at Clubhouse entry.

126th Terrace pathway – volunteers trimmed arbs and removed grass

Aeration – check with Ron

Red Spider Mites – ask for spray treatment by Teufel

New Business:

Contract for 2026 – Pacific Landscape has toured the property and will present a proposal. They are currently the Condo vendor. We should get feedback from their landscape committee.

7Dees has toured the grounds and a proposal has been received (7/3/2025). The account manager is Ruben Cortez, formerly employed by Teufel.

Teufel has been requested to submit their addendum to the current 2025 contract.

Once all three proposals have been submitted and reviewed, the ALC will meet the representatives from the companies for interviews.

ALC Structure – Since Joe will be leaving as chair, he suggests a co-chair format for next year. One person would handle the residential side of the ALC function, the other would serve as a project manager handling vendors, the common property and the HOA requirements. Discussion followed.

Adjourned at 11:05