

**KING CITY HIGHLANDS HOA**  
**ARCHITECTURE AND LANDSCAPE COMMITTEE**  
**MONTHLY MEETING**  
**OCTOBER 2025**

**Quorum Present:** Judy Baese, Rob Mustard, Bonny Chown, Denny Peffers, Tim Woodley, Leslie Elliot

Absent: Phyllis Fox

Guest(s): Regan Matsler

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

**Approval of ALC minutes:** September minutes Approved.

**Applications:** Donna Page on Wimbledon Ct installed artificial turf recently. Upon further discovery, Donna did submit an app for turf last year that was approved but not completed. A new app and has been approved by Judy Baese.

Colbert, Mora and Ure landscape apps still pending completion.

**Arborist:** Assessment of the Sugar Maple street trees and consideration of replacements for trees have been removed previously will occur this fall. The BOD has approved the removal of a street tree located on Sheila Corcoran's lot. Removal date by Halstead TBD.

**Budget:** The 2025 budget is in good shape - see posting on bulletin board in the clubhouse hallway.

Tueffel update: The proposal for aeration was approved by the BOD. The 2026 Tueffel Contract has not been approved by the BOD pending revisions. Approval TBD at Oct BOD meeting.

**Irrigation:** As of the Sept. billing cycle we have exceeded the water budget by \$300 thus resulting in the need to reduce water consumption for the rest of the year.

Plan: Leslie Elliot will ask Teufel to turn off all of the Hunter Node (battery operated) and Clock tower (all zones) controllers asap.

When the annual beds are planted, a short cycle of watering will be initiated.

**Maintenance**: Nut sedge treatment on hold until next spring due to dormancy.

Leslie Elliot suggests the ALC anticipate additional services - those not included in the regular maintenance agreement - in order to submit proposals to the BOD earlier in the year to avoid a lag in treatment.

Plan: To be discussed at Jan/Feb ALC meeting.

**Plantings**: Bonny Chown presenting: After several months, the clubhouse subcommittee has approved a plan for the entrance bed. After a lengthy Q and A session and review of cost proposals, the ALC approved the plan.

Next steps: The proposal for the entrance bed will be presented to the Oct BOD meeting. Rob Mustard requested a new proposal for the removal of current shrubs/tree.

A sketch of the proposed plantings will be displayed/presented at the October Town Hall.

**Special Projects**: An updated ALC contact list was approved.

**Old Business**: Bridge painting has been completed.

The BOD has directed ALC to replace the salmon colored concrete panels in 2026.

Craig Dirksen shrub replacement: After a follow up discussion with Mr Dirksen, a proposal from Teufel for a Degroot Spire tree was requested by Bonny Chown.

**New Business**:

Leggett Asphalt Inc presented a proposal for \$3,432 to seal coat 5,289 sq.ft. of walking path. Phase 1 to be done in 2026.

**Other**: Review of King City policy for removal of residential trees was discussed by Judy Baese.

**Adjourned**: 10:53