

**KING CITY HIGHLANDS HOA**  
**ARCHITECTURE AND LANDSCAPE COMMITTEE**  
**MONTHLY MEETING**  
**NOVEMBER 5, 2025**

**Quorum Present:** Leslie Elliott, Connie Holt, Rob Mustard, Judy Baese, Bonny Chown, Phyllis Fox, Denny Peffers, Tim Woodley

**Absent:** N/A

**Guest(s):** Judy Axelson, Pat Combs, Diane Brown, Martha Anderson

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

**Approval of minutes:** Oct 1, 2025 Meeting Minutes approved

**Applications:** Landscape: three outstanding applications awaiting completion.  
Architecture: None pending

**Arborist:** 15 street sugar maples were pruned by Halstead's.  
Unplanned trimming: 4 additional trees pruned due to limb overhang.  
Cherry tree and shrubs in front of the clubhouse have been removed as planned.

Ed Benburg - 16355 SW 129th Terr. - submitted an application to remove and replace a street tree at his own expense. **Discussed and approved.**

Martha Anderson - 12878 SW Overgaard St - requested the ALC discuss removal and replacement of a street tree at HOA expense. Reasons for removal - house gutter issues, adjacent shrub competition and moss on walkways. **Request denied because no governing document addresses these reasons for removal at ALC expense.**

Rob Mustard to inform each resident of the ALC decision and follow up process.

**Budget:** ALC budget in good shape with the majority of funds committed to projects. Several proposals were approved by the BOD in October.

**Drainage:** The dry wells previously installed along some of the common pathways will be checked and maintained by Teufel as needed.

**Irrigation:** The leaking sprinkler head located on the Dickson pathway was determined to be natural “run out” and has since stopped.

The Clocktower irrigation controller has been turned off for the winter.

The irrigation controller by the east pathway was unfortunately left on for a time. Rob Mustard in discussion with Teufel.

**Landscape maintenance:** Teufel to focus on pathway maintenance and leaf control.

**Plantings:** Warrantied Plants planted last year have been replaced. Annuals have been planted as well as a Degroot spire on the 128th pathway. Bed prep/irrigation for the front of clubhouse scheduled for Nov 10. Planting date TBD.

**Special Projects:** Hard copies of an updated Contact List and Organization Chart created by Connie Holt were provided to committee members.

### **Old Business:**

The moles in the Dickson pathway appear controlled at this time.

Plan: continue to monitor for new mounds. Consider reducing irrigation of the affected turf next spring to mitigate tunneling.

Turf aeration completed.

### **New Business:**

Pat Combs has declared her desire to be a candidate on ALC. Judy Baese to nominate Pat at the November board meeting.

Loose stones/pavers were found on the upper part of the retaining wall on the east side of the clubhouse.

Plan: Tim Woodley to follow up.

### **Other:**

Team to work on creating a standard ALC form letter that addresses residential violations.

**Adjourned:** 10:38 am

