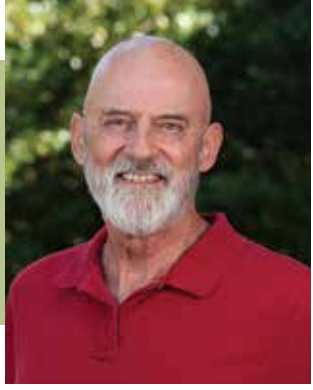


Our in-house horticulturist/arborist, Craig Miller, dispenses practical advice for those seeking to simultaneously conserve water and grow thriving, high-visual-impact, drought-tolerant (xeriscape) gardens and landscapes.



If the most frequent footsteps on your lawn are those behind a mower, you might want to rethink your landscape! Research shows lawns receive four times as much water as other landscape styles. In fact, the biggest part of a western lawn's carbon footprint has nothing to do with the lawnmower — it's actually embedded in the energy used to deliver irrigation water! Here are two tips to make your lawn irrigation as efficient as possible.

🌱 **Adjust your sprinklers to avoid runoff** - Our Front Range soils can typically accept no more than 1/4" of water an hour. Pop-up spray heads put out on average 1 to 2.5" of water per hour, so it is easy to see how water can be wasted with run times that exceed 15 to 20 minutes. The water does not absorb into the soil fast enough and runs off the lawn, providing no benefit to the turf and costing you money. Use the "Cycle and Soak" method for watering your lawn and landscape. For fixed and pop-up spray sprinklers, water 3 cycles on your watering days, approximately 4 to 6 minutes each cycle. Schedule start times one hour apart. If you have larger rotor sprinklers, water 3 cycles per watering day, 10 to 12 minutes each cycle — they put out less water.

🌱 **Fertilize your lawn appropriately** - A properly fertilized lawn requires less water. Applying more fertilizer than is needed can deplete other nutrients and cause deficiencies. Generally, for low-maintenance and older bluegrass lawns (common throughout Colorado), fertilize lightly (one-half pound of N/1,000 sq. ft., or a half rate) in the late spring (@ Memorial Day) and again in early summer (@July 4th). Your final application should be one pound of actual nitrogen per 1,000 sq. ft. (a full rate) in the fall (October).

Xeric Plant of the Month

This climber has yet to receive the attention it deserves! William Baffin Shrub Rose (*Rosa* × 'William Baffin') is a climbing or pillar rose which typically grows 8-10' tall. It can also be grown as a 5-8' tall free-standing shrub. Ironclad hardiness (tolerant of temperatures down to -40° F) makes this one of the most popular roses for northern climates. It can be kept right on an arbor or trellis without winter protection. Once established, it requires very little water.

In late spring, it is covered in clouds of eye-catching pink fragrant flowers, with recurrent bloom well into fall, especially when deadheaded. The glossy green foliage is resistant to mildew and black spot, keeping the plant clean and attractive. Small red-orange rose hips provide winter interest.

This is a selection from the Canadian 'Explorer Series' of roses, which were developed to withstand the cold Canadian winters. William Baffin is one of 22 cultivars bred from the 1960s through the 1990s to honor Canada's early explorers. Named for the English navigator who discovered Baffin Bay in Canada in the early 1600s, this low-maintenance rose is both spectacular and shade tolerant!

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BOARD UPDATE: Master Association's Combined Negligence & Failure to Dissolve Are Expensive

Master Association (MA) leaders continue expressing their intent to dissolve, thereby freeing over three-thousand homeowners in CPNMD from the MA's governance and fees. To date, the MA is all talk and no action.

The Master Declaration of Covenants, Conditions, Restrictions, and Easements for Castle Pines North, Article I, Section 5.16 reads: *If either the Master Association or the District should fail or refuse to provide the services which it is obligated to provide under its respective formative documents for any reason, then the other, permitted by law and to the best of its ability, shall assume said obligation... and may charge the other a reasonable fee for the provision of such services.*

We believe the MA's gross negligence regarding the failing privacy fence on the south side of Castle Pines Parkway, between Yorkshire & Shoreham Drives, is a *de facto* attempt to shift said privacy-fence liabilities and tens-of-thousands of dollars in fence-removal costs from the MA to CPNMD. Solving the MA's problem will require CPNMD to incur upfront costs for **removing** said privacy fence-related **liabilities from all in-district property owners**. Per the governing text highlighted in blue above, we intend to compel the MA to fully reimburse CPNMD for all said privacy fence-related, problem-solving expenses that CPNMD incurs.

Meanwhile, the MA's refusal to dissolve is delaying the equitable distribution of hundreds-of-thousands of dollars in excess revenues the MA collected over the years from Castle Pines homeowners — all while the MA manager continues collecting a \$325 fee on the purchase/sale of each home.



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