

Rock Walls

Background:

As the Whispering Meadows community was being developed, some emphasis was given by the developer to maintain or protect certain areas of native vegetation and natural grasses. He was also required by the City Planning Commission to preserve and protect woodlands, especially on the perimeter of the planned streets and building lots. There are two natural waterways through the common area, and these have been left virtually untouched. This area had a natural phenomena of lime stone outcroppings and to provide for lawns and flower beds, these stones have been piled up upon one another in a form of dry masonry walls.

For the most part these rock or stone walls have added to the attractiveness of our home sites and in some cases have been of value in channeling water away from low spots. In other instances, storm water has eroded and disturbed the rock walls requiring them to be repaired and regularly maintained.

From the beginning it was the policy of the developer and later the policy of the board that residents were responsible for any plantings or other landscape features around their homes. The only exception has been the acceptance on the part of the Homeowners Association of the front foundation plantings of each unit. This area has been maintained, trimmed, re-planted, rocked and otherwise kept in an attractive manner. (See Whispering Meadows Board Policy No. 505-1115)

Policy Statement:

This policy statement re-affirms that individual residents are responsible for any rock walls or dry masonry that they have constructed, or walls that were constructed by a previous owner or by the developer at the request of the original owner. The only rock walls that will be maintained by the Homeowners Association are those that border common walkways and protect areas of general use.

Approved by the Board of Directors June 18, 2012

Revised and Approved by the Board of Directors November 16, 2015