REPORT GARDENING GRAN VISTA N°001
(2022-06-17)

Gathered the members of the Gardening Group in the Treffen room, the meeting began in order to establish the new bases of operation and work methodology of the newly constituted Gardening Group, inheriting all the work and development of the previous Gardening Committee. This report summarises and synthesises several meetings held over the following 3 weeks, both in person and in writing.

1. STRUCTURE AND COMPOSITION OF THE GARDENING GROUP

The functioning of the new Gardening Group is established on the basis of 3 levels of dedication and involvement for each of its members.

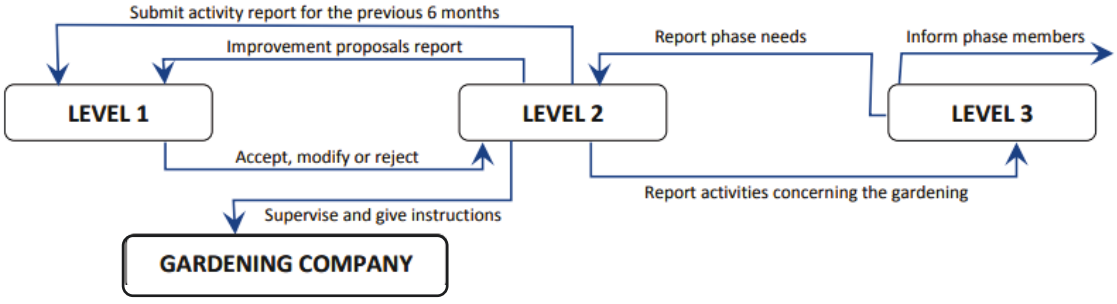
- LEVEL 1: ZONA CENTRAL (18 members):
According to its bylaws, Zona Central is responsible for the general supervision of the gardens. It will handle the reports of the Gardening Group and approve or reject its proposals. The Central Zone may also, from time to time, request the Gardening Group to investigate specific garden-related issues.

- LEVEL 2: GARDENING GROUP of active professionals (4 members):
This level will be responsible for the ongoing monitoring of the condition of the Gran Vista gardens and the work of the contracted gardeners, acting as liaison between Central Zone and the gardening company, but also considering information and issues related to the phase level through the Phase Garden Representatives (LEVEL 3).
A Central Zone instruction for the Gardening Group will be proposed at a later stage.

Members of the new Gardening Group:

1) Alejandro González (Master in Gardening and Landscaping) as President.
2) José Alberto Alemañ (Botanist).
3) Francisca Minguet (Experience in the cultivation of decorative and aromatic plants).
4) A representative of the gardening company.

- LEVEL 3: REPRESENTATIVES OF THE PHASE GARDENS (9 members):
In order to establish a more organised connection between the phases and the Gardening Group, each Phase President will appoint a Phase Garden Representative, or assume that role if there are no volunteers. This role will not require special gardening skills, but will serve as the Phase's contact person (or liaison) with the Gardening Group. These garden representatives will inform the Gardening Group about garden problems in their phase that require attention and/or give suggestions. The representatives will receive regular emails from the Gardening Group with information on decided and ongoing activities (English and Spanish). The Garden Representatives, in turn, will liaise with the phase members, providing correct information on gardening as well as receiving information and suggestions from the phase members.



2. TASKS & LINES OF DEVELOPMENT AND IMPROVEMENTS.

The new **Gardening Group** has the function of supervising and coordinating the work of the gardening company and the needs of the owners.

To this end, it inherits functions from the previous Garden Committee, and the active nuclear part will be carried out by the members of LEVEL 2, but in a different way than the previous Garden Committee.

The Gardening Group will not decide on major issues, but will carry out, through LEVEL 1, an **automated** work and development of gardening tasks in Gran Vista on a regular basis, establishing **lines and proposals for the development and improvement** of common and private garden spaces (optionally), to be presented to LEVEL 1.

It is established to follow the **GAIA Project of Gran Vista Landscape Criteria** as a working framework for the following actions within a division of initiatives in the short, medium and long term.

The lines of work, information, control and development will be as follows:

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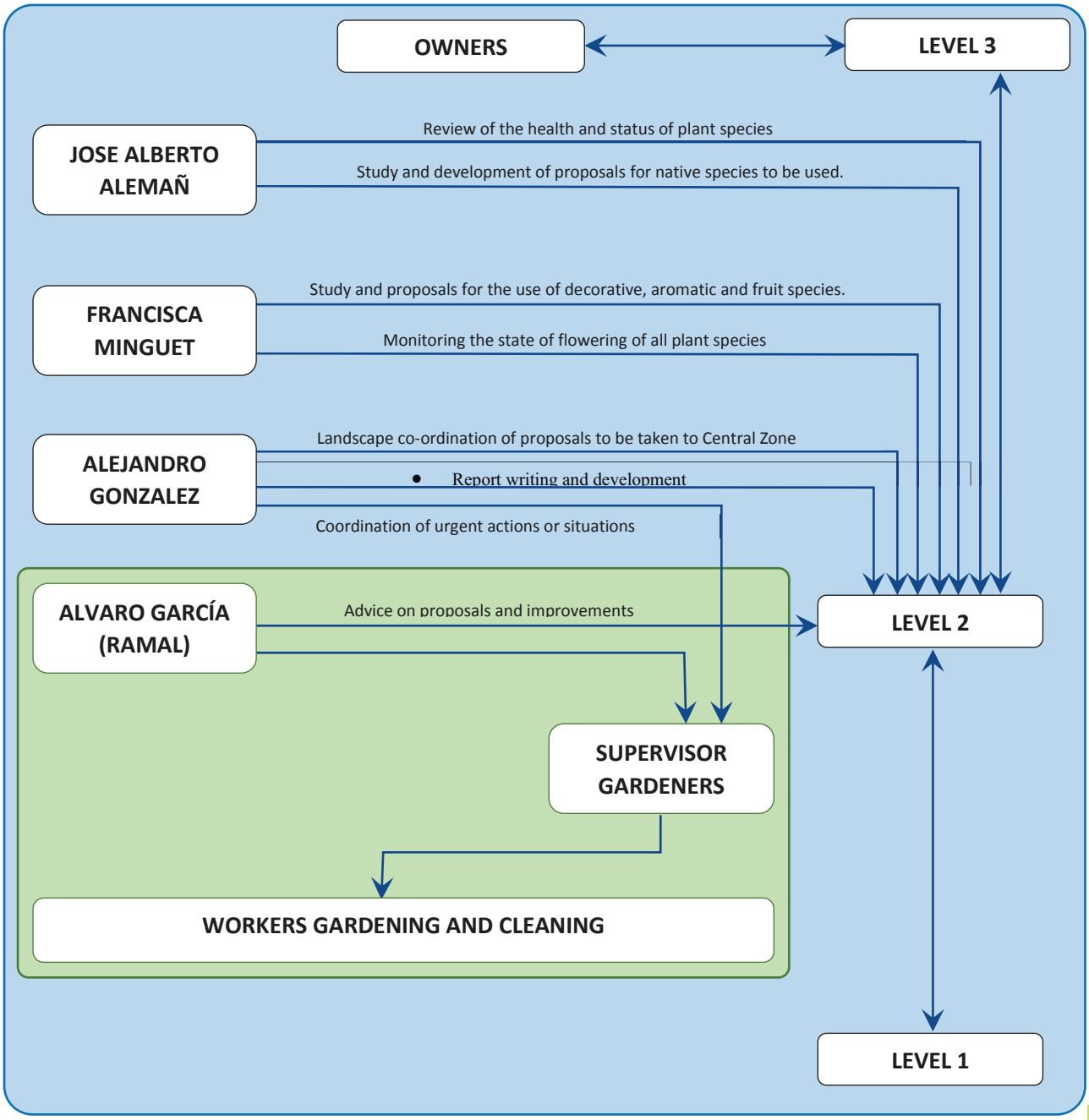

The Gardening Group will be responsible for the uniformity of botanical, aesthetic and landscaping criteria for the areas of all the phases and the Central Zone.

3. COMMUNICATION.

Communication between the different members has been established on the basis of the levels indicated above, and with regard to LEVEL 2, communication is much faster and more dynamic, in order to be informed of everything and to agree on emergency measures, preparations, supervisions, or studies that need to be carried out.

4. REPORTS.

It is established that after this report, a report will be presented 2 weeks before each Central Zone meeting:
-On one hand, a report on everything that has been done 6 months before in the landscaping of Gran Vista, differentiating between routine work and improvements.
-On the other hand, another report with the proposals for improvement for the next 6 months for the Central Zone to accept, reject or request modification.

5. TASK AUTOMATION.

One of the central roles of LEVEL 2 will be to establish task automation, i.e. to record in writing the tasks that routinely need to be performed in Gran Vista because they need to be performed every year, and their supervision.

6. TIME FOR RENOVATION AND IMPROVEMENTS.

It is established that the best time to carry out renovations and improvements will always be after the summer, when the state of the gardens allows more time for gardening.

7. SEDIMENTARY RETAINING STRUCTURES.

Due to the great unevenness of most of the landscaped areas of Gran Vista, with each rainfall part of the sediment is lost, which impoverishes the quality of the soil, causes the loss of an important part of the fertilisers, and means that sprinklers and diffusers are gradually becoming more exposed to knocks and kicks.

For this reason, every time a renovation activity is undertaken on a landscaped area, the placement of sediment containment elements will be studied, following aesthetic criteria and avoiding this type of problem in the future.

8. CURRENT PROBLEMS.

8.1. New gardening company: RAMAL.

Since January 2022 Gran Vista has a new gardening company. Due to the impact and nervousness that this fact generated among the owners, an exhaustive supervision of the work they were carrying out was started, at the same time as they were informed of the details and peculiarities of this urbanisation in order to keep them in mind.

This company carries out some tasks in a different way, in this case to gain in efficiency and help in the profitability of costs for the community, the general sweeping on Fridays was replaced with 5 gardeners doing only cleaning work to be divided between exclusive dedication each day to 2 phases (except one day when they do 3), and one day dedicated to the Central Zone.

The uncertainty as to whether or not everything was being watered correctly was resolved by checking all the communal and private gardens and planters with a "soil moisture meter". The company waters one day a week and this maintains the correct relative humidity level, with the exception of some private planters.

As advice to owners who have planters, we recommend 4 options (individual or complementary) if they want to be able to keep the plants in their planters in perfect condition (since with the current resources allocated to gardening with 4 people in summer watering it is unfeasible to water two days without neglecting other phases or tasks).

-That the owners water their pots one more day a week (this would be enough).

-Make sure they have a plate under each pot so that gardeners can leave it full of water, but not too deep to avoid mosquito larvae and pupae.

-Put a thin layer of gravel on top of the potting soil, which would significantly reduce evaporation from the sun to less than half.

-To mix the usual sediments and substrates that are purchased with more clayey soil from the area, which retains more moisture.

Unlike before, the current gardening company will now be dedicated exclusively to gardening tasks, while the pools and their maintenance (products, chlorine, biological and chemical analysis, machinery, etc.) will be managed by the pool maintenance company.

The company proceeded to replace the metal prune container on a dangerous cutout in the ground, with a rustic area surrounded by heather and compartmentalized to separate remains with which to make compost, from remains that the company takes away periodically, separated from the leaves of palm trees, and a wood scrap area for the owners' fireplaces. This allowed us to save around 7.000€ per year on container rental. This area was negotiated with all the competent bodies so as not to violate any government, community or municipal regulations. Everything is in order.

The bins throughout Gran Vista are periodically emptied by the gardening company.

The company has provided homeowners with an email address where they can request private actions, or report problems on their plot relating to plants, shrubs, trees, pests or irrigation; these are being noted on a "check list" and are being addressed and dealt with in the work slots that the gardeners have when they pass by any of the homes in question.

Any additional particular actions or reforms that require more work and cost are requested directly from the company and the company will quote each homeowner, but these actions will always be carried out outside working hours and/or by another gardener from the gardening company, who is not part of Gran Vista's daily staff.

There are owners who request that their private gardens be swept more than once a week, so the matter will be sent to Zona Central to decide accordingly. There are also those who argue that manual sweeping and blowing is insufficient, so this will also be discussed with the company and Zona Central, to try to ensure that owners' needs are always best met.

8.2. Inefficiency of the current irrigation system.

The current gardening company has recorded in detail the poor state of the automated irrigation system in Gran Vista which needs to be addressed as a matter of extreme urgency.

On one hand, in the communal garden areas there is a percentage of gardens that are not automated, which means that they have to be watered by hand, which greatly increases water expenditure and deteriorates the health and condition of the lawns.

On the other hand, some phases have invested in increasing irrigation efficiency with automated drip irrigation systems for all private gardens, while other phases have not. In addition, some are currently not working properly, and some homes are left without watering if they are used.

The big problem with this is that, in hot summer seasons, 70% of gardeners have to leave all their gardening tasks to water by hand the phases that they did not invest in automated drip irrigation. This means that garden workers can practically not perform gardening tasks, but only maintenance tasks.

It is established that, between the end of July and the beginning of August, the gardening company will provide a cost report on the unification and homogenisation of irrigation for the whole of Gran Vista in an efficient way, separating those of the Central Zone from those that depend on each of the phases as they are private homes.

This cost report is established along the lines of overlapping with the renovation works of the general water network of Gran Vista, which will separate irrigation water from water for private homes for the first time.

Similarly, this report will consider the work carried out by the gardeners themselves if possible in order to significantly reduce the costs of this efficient homogenisation of irrigation.

8.3. Property of species and elements on common areas.

It is necessary to regulate the activity of owners on community land to avoid a chaotic and irregular situation, planting without professional judgement and without thinking about the effects of the species in question on structures or other plants.

Only specialised members of LEVEL 2 will be allowed to carry out actions and in an "unpaid" way on communal gardens in order to help in the works previously agreed by the group.

It is established that any plant element or species altruistically placed on community land by any owner will immediately become the property of the community, who can decide whether to keep it in place or relocate it to another site.

8.4. Ill and dangerous trees.

In recent years, a large number of problems have been documented in relation to diseased trees, mostly due to excessive humidity, such as the large pine trees which are watered daily with the grass under them and which have recently been found to be around 40% rotten on the inside due to a fungus growing from the roots.

In addition, there are also species of cacti whose size and dimensions are becoming an imminent potential danger on pedestrian walkways, with each small arm weighing more than 120 kg, which in a fall can exceed an impact of 240 kg.

A report will be drawn up on all the plant species for which special care will have to be taken and solutions suggested.

8.5. **Efficient plan of Reforestation**

The development of some tree species planted in places without any landscape criteria has led to the felling of 31 shade trees in the last 24 years, which have not been replaced, except on rare occasions with a small shrub.

This lack of shady trees should be gradually replaced, but the location should be carefully considered so as not to obstruct the views of any property owner or damage neighbouring structures and sewage pipes over the years.

A start should be made with the "mini-golf area" which, due to the problems of the large pine trees, is becoming very depopulated.

In the future, it is established that after each fallen tree another one should be planted, not necessarily in the same place if it generated some kind of problem, and in the case of large shade trees that have fallen or been felled, they should be replaced by two trees, to try to reduce the direct landscape impact. This substitution will always try to be carried out in combination between a reforestation criterion with native species, on the one hand, and a landscape criterion of efficient biodiversity, on the other.

8.6. Invasive species

The gradual replacement of plant species catalogued by the Ministry of the Environment as prohibited in open spaces is established, as well as those recommended by the Ministry of the Environment, which, although not prohibited, are invasive both by root and by seed. All will be gradually replaced by similar species recommended by the Environment.

8.7. Lower pool.

The area around the lower pool suffers from a lack of landscaping compared to the upper pool, so a proposal for improvement will be initiated to make people want to bathe in this pool as well. Currently 90% of the people bathe in the upper pool, which overloads the skimmers of only one of the pools.

8.8. Araucaria Phase 5.

From Fase 5 we received the problem regarding the Araucaria excelsa located in the communal garden at the end of Calle Bach in Fase 5.

The owner requests the removal or transplanting of this species, providing graphic documentation of the damage caused to the aluminium of his side window, probably due to the windy days, as well as blocking the access of natural light to the inside of the house through the window.

Phase 5 itself dealt with the problem in a phase meeting and it was approved to give permission for it to be removed or replaced.

It is established that given that transplanting this species is totally unfeasible given its age and root system, and that there is a legal reality to be taken into account with regard to the distances at which tree species must be located with respect to the façades of the houses, and that this would lead to a lengthy legal conflict with the owner whose sentence would be expensive and uncertain, MSGI will send the owner a detailed letter with all the available options so that the owner can choose which of them should be carried out, taking into account logical and aesthetic criteria.

8.9. Entrance and central parking of Gran Vista.

Being the points visually seen by all the neighbours and owners of Gran Vista, it is visually the least eye-catching, and presents several problems that need to be solved.

On one hand, there is the problem of the huge "Euphorbias candelabrum", the size of which, as has already been mentioned, is beginning to be very dangerous due to the weight of each of its arms, as if it falls on a person it would kill them, and on one of the parked or moving cars, it would sink them completely. In addition, its immense root systems mean that virtually no species can live next to it and its proximity to Gran Vista's water mains, where there have been multiple breaks in the last decade.

On the other hand, the design flaw in the slopes of the side entrance that adjoins the first house of Phase 2, generates a real lake of water after rainy days that takes days to filter, with the consequent problems of dampness and dragging.

The planters at the corners of the entrance where the GRAN VISTA signs appear are so low that the surrounding neighbours take their dogs to urinate and defecate in them, in addition to the fact that the plants are in no way eye-catching, nor do they follow any decorative criteria that would enhance the entrance to Gran Vista.

The large central pine tree located above all the street signs in Gran Vista is beginning to lean with a heavy weight at the top, the ground on which it sits is becoming increasingly elevated and the roots are beginning to deform the surface of the asphalt in the car park. If this pine were to fall on one of the parked cars or on a person, as well as on the adjacent "Euphorbias candelabrum", the human and material damage would be enormous.

The line of palm trees on the side of the car park that goes down from Hayden Street to Schubert Street was planted without thinking about the structures that would contain them, the wall is leaning and the final section next to Schubert Street had to be rebuilt because it was falling to pieces.

It is proposed to carry out an improvement study to correct all the problems and to try to beautify and monumentalise the access to Gran Vista, which all owners are obliged to see when they enter their homes.

8.10. Maintenance of structures.

Quite a number of owners in various phases express the need for action on certain issues relating to the maintenance of structures, such as cracked or split walls, broken or fractured mouldings, etc.

A detailed report will be sent to MSGI, divided by phases, on the recommended actions to be carried out in all these cases requested by the owners, and with the corresponding budget to facilitate the work of each phase manager. If each phase wants to look for other alternatives, they are logically free to do so, and from the Gardening Group we simply provide them with an initial comparative element that can serve as a reference.

Alejandro González
President of the gardening group

ANNEX 1:
INITIAL SUBSTITUTE SPECIES FOR BOTANICAL REORGANISATION

1. NATIVE AND NATURALISED SPECIES.

First of all, it must be said that this report is not intended to be a guide or guideline for future gardening activities in Gran Vista, but rather an approximation to some species which, being wild or naturalised in the area, could be very useful and have a great landscape and botanical value, if we take them into account in the future in our work in the gardens of our beloved urbanisation.

As I said, I have focused on tree species, shrubs or small flowering shrubs, which are, or can easily acclimatise to our area, and which in general require sun, little water and minimum care, as well as a high resistance to diseases. They are all very hardy species and fully adapted to the Mediterranean climate.

I have not included fruit trees, only naturalised or wild ones, nor aromatic plants in general, because they will be the subject of another proposal together with the more ornamental species of gardening.

Finally, as they say, they are not all there are, nor are they all there are, so it is an open and living proposal, which we can expand and enrich over time.

1.1. Mediterranean trees.

Olive tree (*Olea europea*): a singular tree in the Mediterranean and, as it could not be otherwise in our urbanisation, apart from the centenary olive trees we have, we have been planting new ones over the years, and today, it is a sign of identity of our gardens. We should take this into account in order to replace trees that have dried out, and even consider acquiring a singular adult specimen, in order to continue adding value to our gardens.

Tamarind or Tamarisk (*Tamarix*): tree or large shrub, of Mediterranean origin with very small leaves, deciduous, which flowers between spring and autumn, with small pink flowers in long clusters, with a weeping appearance, due to its long, flexible branches. It tolerates very well coastal and palustrine environments, with little water, a lot of sun and poor soils, although it needs to be aerated (sandy). Other interesting characteristics are that it is very disease resistant and relatively fast growing.

Cypress (*Cupressus sempervirens*): Originally from Cyprus, hence its name, it is a Mediterranean tree of great longevity, very adapted to the dry and sunny climate of the Mediterranean climate, the "king of the hedge" in our latitudes, the growth is moderate to slow and does not need special care, in Gran Vista we have them planted mainly bordering the road, also in numerous private gardens, the roots in general are not very intrusive. Although we already have a lot of them, they can be a good option for certain areas.

Carob tree (*Ceratonia siliqua*): Mediterranean tree of large size, very resistant wood, which grows in the most arid areas of the Levant. In the area it was planted for many uses, apart from its evergreen foliage, which provides good areas of shade. It is a very resistant tree in general, it requires little care, only the first year, from the second it adapts very easily. On the downside, its roots are very extensive, so it is advisable to plant it in areas away from buildings and infrastructures.Árboles mediterráneos.-

Pomegranate (*Punica granatum*): tree of Mediterranean origin, specifically in the Middle East, which was introduced in the peninsula by the Arabs and has been a very common crop in our province since then, also very resistant in general to high temperatures and long periods of drought. If we want to avoid the fruit, the pomegranate, there are even varieties without fruit, they have only an ornamental character.
Fig tree (*Ficus carica*): also very common in our area, it is a tree very well adapted to the area as it is found wild in Europe, deciduous and gives us generous areas of shade. It should be reserved for very stony areas and far from buildings, as its roots are very strong and can affect its environment. It should be borne in mind that it generally needs more water than others in the area, although it can withstand periods of drought.

Palmetto (*Chamaerops humilis*): it has the character of a shrub or small tree, the palmetto is the only palm tree native to the Iberian Peninsula, it inhabits the Mediterranean region, grows in arid and sunny areas, withstands well the proximity to the sea with saline winds, therefore they are ideal for coastal gardens like ours.

1.2. Mediterranean shrubs for hedges or singular shrubs.

Mastic (*Pistacea lentiscus*): evergreen foliage, red fruits, very decorative, does not need much water or fertiliser, in my opinion, the best for hedging in this area.

Myrtle (*Myrtus communis*): also deep green, leafy evergreen foliage, white flowers and bluish fruits, requires more water at the beginning, but is not usually a big user thereafter.

Heather (*Erica arborea*): flowering shrub, white to magenta flowers in clusters, with the particularity that it flowers in winter, it also adapts well to our climate, although in my experience it depends on the area.

Juniper (*Juniperus oxycedrus*): shrub, which can become very large, with evergreen leaves, replaces the common in the Mediterranean area, very thin leaves, prickly, and small, can grow in areas with little soil or rock, blooms in spring and has medicinal and aromatic uses (Geneva).

Olive tree (*Olea europea v. sylvestris*): it is the Olive tree in its bushy variety, very resistant to the demands of the extreme Mediterranean climate, a lot of sun, little water and poor substrates, it is totally adapted to our latitudes and can grow in areas with very poor soils, even on rock.

Night-heron (*Cestrum nocturnum*): a shrub that can be large in size, although it can also be grown in pots. Its oval leaves are light green, its inflorescences are clear, white or greenish-yellow, which the plant forms in clusters of numerous flowers, which are particularly fragrant from the last hours of the day and throughout the night. The night-heron flowers from late spring and, if conditions are right, throughout the summer, although in this area it is more in late summer. Two things are not so good about it, it needs relative shade and water, and it is a toxic plant.

1.3. Small flowering shrubs.

Cistus creticus (*Cistus creticus*): very hardy, blooms in spring, magenta flowers with yellow pistils in the centre, hardly needs any care.

Helichrysum (*Helichrysum Italicum*): local shrub, with yellow succulent flowers that remain the same after drying, that is why it is also known as Immortelle, the leaves are whitish in colour, it flowers from summer to autumn.

Dew (*Aptenia cordifolia*): creeping climbing plant, with small succulent leaves, it is ideal for replacing grass in dry areas, as it covers large spaces easily, it could be considered in areas where grass has not been planted and which are bare of vegetation, to settle the ground.

Lavender (*Lavandula*): aromatic and ornamental plant from the Mediterranean, elongated, evergreen leaves, flowering in spikes with multiple flowers.

Rosemary *(Rosmarinus officinalis*): perhaps one of the most representative shrub plants in the area, of the creeping variety, we have many areas in the urbanisation.

Caper (*Capparis spinosa*): Alternate, oval leaves with the stipula transformed into a short, arched spine, very decorative, large, pinkish-white flowers with long stamens that emerge from the corolla and open in summer. use of capers for human consumption.

2. ADDITIONAL FRUIT AND FLOWERING SPECIES.

Fruit trees shall be placed in small groups to encourage pollination.
Almond tree (*Prunus dulcis*): For sunny environments, requiring little watering, with greater splendour in spring, and fruit from September to October.

Red plum tree (*Prunus cerasifera*): With foliage with a peculiar maroon colouring that allows colour contrasts with other species.

Orange trees (*Citrus sinensis*): For sunny environments, with a moderate need for irrigation, with a continuous annual splendour, and seasonal fruit of variable shape.

Loquat (*Mespilus germánica*): For sunny environments, needing moderate watering, with greater splendour in summer, and fruit in spring.

Bahuhinia (*Bahuhinia variegata*): For sunny environments, in need of moderate watering, with greater splendour in spring and blossom in spring and shade in summer.

3. SPECIES TO ENHANCE BIODIVERSITY AND COLOUR.

Prunus serrulata: Japanese cherry of wide landscape value and dense, pink blossom in spring.

Wisteria (Wisteria sinensis): Light green foliage and clusters of lilac-coloured spring flowers.

Karo (*Pittosporum crassifolium*): Grey-green foliage contrasting with its small maroon flowers.

False Cypress (*chamaecyparis spp*.): The turquoise-blue variant provides a very nice contrast with other species, as does the light green one with vertical laminated foliage.

Myersii (*Asparagus densiflorus Myersii*): Resists high temperatures and low humidity very well, stores water in the roots, gives an aesthetically pleasing light green colour as it simulates the arms of a fern.

Jade plant (*Crassula ovata*): Resists very well the absence of water, contrasts green and red tones in its leaves and has a white or pinkish blossom.

Blue balsam (*Senecio mandraliscae*): Blue tones very much appreciated for colour play, resists very well to high temperatures and the absence of water.

Photinia (*Photinia*): Dark green and red colours.

Metrosidero (*Metrosidero*): Dark green colours and spherical red flowers.

Agapanthus (*Agapanthoideae)*: Play of colours with long stems of lilac or bluish flowers.

Gaura (*Stenosiphon*): Green with white flower stalks.

Durillo (*Viburnum tinus*): Green with white flowers, quite bushy.

Ash (*Leucophillum*): Grey-green foliage with fuchsia flowers.

Basque beret (*Farfugium japonicum*): Bushy, deep green with wide, broad leaves on each stem.

Pittosporum *(Pittosporum mini):* Light green contrast making upholstery colors changes next to the trees.

Lampranthus (*Lampranthus spectabilis*): Resistant to high temperatures and lack of water, with flowers of different colours.

Veigela (*Weigela florida*): Contrasting colours between maroon and red.

Echeveria (*Echeveria spp*): Resistant to areas without irrigation.

Purpurina (*Tradescantia pallida*): Contrasts because it is totally purple.