



RECOMMENDATIONS FOR LANDSCAPING & WATERING

- **Most geologists and engineers who work with soil in Colorado agree that *excess water is the most significant and direct cause of swelling soil damage.***
- **Many conventional landscaping practices are not recommended for areas of swelling soils because they contribute to excess of water to the soil.**
 - Planting of trees, large shrubs, flowers, and other water-dependent vegetation close to houses should be avoided.
 - Irrigation should be limited to the amount necessary to maintain vegetation regardless of drainage.
 - Xeriscape landscaping is the recommended style and practice to be used for the Red Rocks Valley community.
 - *Traditional lawns of bluegrass and the like are strongly discouraged.* Instead the HOA recommends native grasses such as Buffalo Grass or artificial turf.
- **It is important for homeowners to keep in lot drainage areas maintained and to not alter any drainage areas without first receiving approval from the Architectural Control Committee.**
- **Maintenance and Irrigation Best Practices:** maintaining adequate runoff drainage slopes; cleaning gutters and downspouts; ensuring that lawns and gardens are not over watered; properly maintaining sprinkler systems; removing trees shrubs and flowers planted too close to foundations; sealing old construction joints and cracks that develop over time; inspecting concrete and walls; and repairing cracks that are found as soon as possible.
See the Association's Guidelines and Recommendations for Drainage

For additional information regarding swelling soils and recommended practices for landscaping, the Association recommends two resources for members listed below. The presentation by Susan Carter is also posted on the Red Rocks Valley member portal.

A Guide to Swelling Soil for Colorado Homebuyers and Homeowners, Colorado Geological Survey Special Publication 43, Second Edition Revised (2014)

CSU-Extension Presentation to Red Rocks Valley, Susan Carter (2018)