

Subject: Rossmoor Community Garden

Purpose: To Establish Rules for Resident and Guest Use of the Rossmoor Community Garden

**Rossmoor has a developed community garden, accessed from Tice Valle Boulevard, established for the enjoyment of residents.**

The Rossmoor Garden Club has been formed to promote gardening, oversee use of the garden, and to organize social activities for the Club's members.

Due to the special nature and care requirements of the garden property the Board of Directors, and under this Rule R115.0, has delegated to the Rossmoor Garden Club day-to-day responsibility to:

- Assign lots to residents on a first-come space-available basis
- Determine conditions and/or restrictions for development of garden lots
- Schedule times for access and use of the garden
- Operate the garden and maintain equipment necessary for use
- Monitor resident compliance with the Community Garden Rules
- Serve in an advisory capacity to the GRF in matters related to the facility's maintenance

**RULES** have been adopted for resident and guest use of the Community Garden facility.

### **Community Garden**

#### **General:**

The Community Garden facility is for the use of Rossmoor residents and their guests only. Guests must be accompanied by their resident sponsor the entire time they are at the garden.

#### **Rossmoor Garden Club:**

Residents do not need to be members of the Rossmoor Garden Club in order to be assigned a lot in the community garden; however non-club members are still subject to an initiation fee and annual dues paid to the club to sustain costs associated with the club's responsibilities for operation of the garden.

The Club president or a committee established by the Club Board shall be responsible for enforcing rules and periodically inspecting lots for compliance with adopted rules.

The Garden Club may create additional rules and guidelines specific to the use and operation of individual garden lots, orchard lots, and berry patches.

### **ASSIGNMENT OF LOTS**

1. **Garden Lots:** Lots in the garden may be improved or bare. All lots require payment of an initiation fee and annual dues. Available lots are assigned using the following process:
  - A. The lot is first offered to existing tenants, in good standing, wanting to trade locations. An existing tenant wanting to trade must give up their existing assigned lot.
  - B. Available lots are offered to the first person on the waiting list. The first person may choose to accept the lot or pass and remain on the list for a future lot.
2. **Orchard Lots and Berry Patches:** Orchard and berry Lots in the garden may be improved or bare. All lots require payment of an initiation fee and annual dues. Available lots are assigned using the following process:
  - A. Residents with assigned garden lots have priority on a first-come basis.
  - B. If no existing tenants are interested then the lots are made available to the first person on the waiting list for a garden lot.

### **GENERAL RULES**

1. **CO-OCCUPANTS:** Co-occupation of lots is permitted at the request of the original/primary tenant. A maximum of two co-occupants of a single lot is permitted.
2. **GARDEN ASSISTANT:** May be designated by lot assignees upon approval of the board. A copy of the letter of approval must be carried by the Assistant while in the garden and presented to any member who may question the assistant's right to be in the garden. Assistants do not have Garden Club membership rights, but may attend social functions and pay the guest rate for any admission. Members are responsible for the assistant's adherence to club rules. Garden Assistants may be non-residents. The assistant may enter the gardens without being accompanied by a resident host however the non-resident assistant may not use or attend any other GRF function or facility without being with a resident host.
3. **LOT DIVISION:** Garden lots are approximately 360 square feet and can accommodate four planting beds. Tenants may request that their lot be divided. Any portion relinquished will revert to the club for assignment. No lot may be divided into a size less than  $\frac{1}{4}$  of a full lot.

4. **RELINQUISHING A LOT:** Notice must be given in writing to the President of the Garden Club if a gardener wants to relinquish a lot, orchard or berry patch, or a portion thereof. The lot, or portion thereof, reverts back to the club for assignment.
5. **GARDENING HOURS:** Weekdays 7 a.m. to dusk; weekends 8 a.m. to dusk.
6. **SPEED LIMIT:** is 4 miles per hour from the street entrance at Tice Valley Boulevard to and within the parking lot.
7. **GARDEN SECURITY:** The gate must be closed at all times. The last person to leave the garden at any time (not just in the evening) must lock the gate. All Residents assigned a lot will be provided gate access.
8. **LOT/PATHWAYS MAINTENANCE:** Care of garden lots, adjacent pathways, orchards and/or berry lots is the responsibility of each gardener. Walkways must be kept free of debris, including hoses. Weeds must be cleared from lots and surrounding areas. Paths must be covered with wood chips. Over-ripe fruit and vegetables must be removed to avoid soil and rodent problems.
9. **DUMPING GARDEN WASTE:** Designated dumping areas may be used only for biodegradable garden and orchard debris. All dumping must be done in designated areas away from fences. Dumping of lumber or branches over ½ inch in diameter or non-biodegradable items is not permitted, except in trash bins.
10. **DWARF TREES IN GARDEN LOTS:** One (1) dwarf tree is allowed per garden lot. The tree must be kept pruned to no more than 4 feet high and may not shade another garden. The lot tenant must pay a deposit against the future cost of removing the tree when the lot is eventually relinquished. If the subsequent tenant decides to keep the tree, the deposit will be returned to the previous tenant and the new tenant will pay a deposit.
11. **PETS:** Pets on leash are permitted in the garden. Owners must clean up after their pets.
12. **WATER USE:** Water use is a privilege. The waste of water, either when hoses are left on and unattended, or through leaking pipes above the ball valve or through over-watering, will not be tolerated. All hoses must have shut off valves.  
  
Irrigation systems/automatic timers must be registered with the Garden Club water committee before activating. A time slot for operation of any irrigation system will be assigned to balance demand on the water supply. Mandatory water rationing may be established yearly on a date specified by the Garden Club Board.
13. **CONSTRUCTION:** Any construction on a lot such as cold frames, compost bins, tool boxes, sheds, etc. is to be no higher than three (3) feet and is to be placed within each garden lot, not on pathways. Bean poles and wire frames must be no higher than six (6) feet and may not shade another garden. Frames that hold berry vines or bird screens may be permanently installed in designated locations approved by the Garden Club.

All improvements made to a lot will remain with the lot when it reverts back to the club. Hoses, tool boxes, and garbage cans are not included.

Any improvements requiring a city permit or which utilizes electricity must be approved by the GRF in advance.

**14. ORCHARD LOTS:**

- A maximum of five trees may be planted in an individual orchard that must be kept free of weeds and other plant material.
- Trees must be pruned annually to no more than ten feet in height. Branches may not extend beyond individual orchard boundaries.
- Trees must be kept free of pests and diseases, a list of approved pesticides may be obtained from Contra Costa County Agriculture Commissioners office.
- Fruit must be harvested in a timely manner. Fruit may not be left on the ground to rot.

**Violation of Rules:**

Residents and their guests must obey rules for use of the Community Garden at all times.

Violation of any rules may initiate the filing of an incident report. Repeated offenses may result in possible suspension of the use privileges of the Garden facilities at the discretion of the CEO or his/her designee.

Authority: Rule

5/28/15