

West Winds HOA

West Winds Master Homeowners' Association, Inc.

Developing Enhanced Landscape Design Guidelines

What's the plan for
this project?



Presented by:

Mandee Arnold, Secretary, West
Winds HOA Board

Date: April 8, 2025

Current ACC Requirements

- **All improvements to a lot**, including landscaping, must be approved by the Board | Architectural Control Committee (ACC).
- Online ACC Review Application Form is available on the West Winds HOA website: www.westwindsHOAbozeman.org
- Requirements include:
 - Submission of a detailed plan outlining proposed changes.
 - Review by the ACC for compliance with existing CC&Rs and design guidelines.
 - **Approval required before work can begin.**

New Lot Improvements vs. Maintaining Existing Improvements

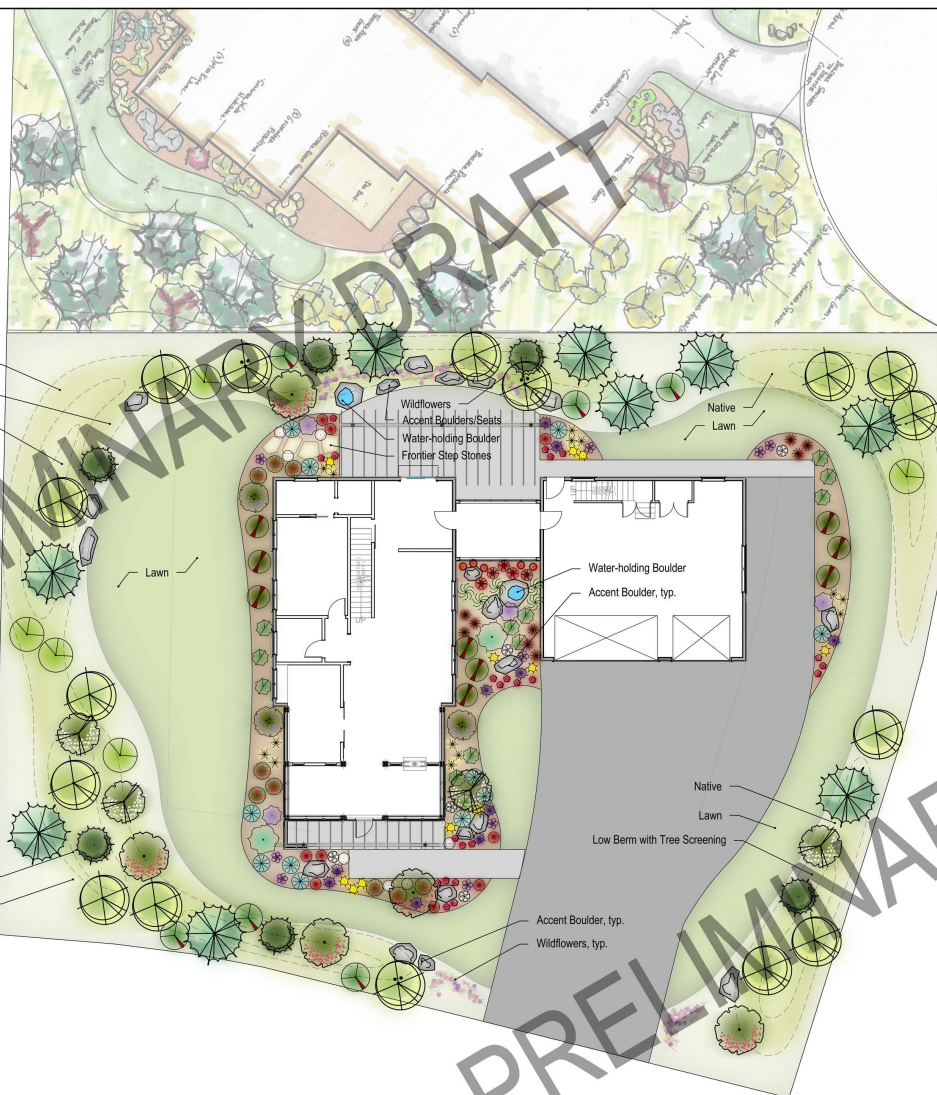
- **New Lot Improvements:**
 - Any new construction, landscaping changes, or structural additions require ACC approval prior to commencement.
 - This includes but is not limited to fences, patios, and landscape alterations, and any structural changes visible from the street.
- **Maintaining Existing Improvements:**
 - Routine maintenance of existing improvements does not require ACC approval.
 - This includes mowing, pruning, replanting existing beds, repainting structures in the same approved color, or repairing fences.
- Homeowners are encouraged to contact the ACC if unsure about whether approval is needed.

Create your plans

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Native
No Trees Here to Protect Views
Privacy Berm with Tree Screening

Privacy Berm with Tree Screening
Native




BRAVEHEART LOOP


PLANT LIST			
SYMBOL	NAME	QUANTITY	SIZE
TREES			
	Aspen	13	2" cal.
	Aspen Clump	3	2" cal.
	Radiant Crabapple	5	1.5" cal.
	Spring Snow Crabapple	4	1.5" cal.
	Bristlecone Pine	6	4' height
	Colorado Blue Spruce	9	8' height
SHRUBS			
	Adelaide Hoodless Rose	9	2#
	Birchleaf Spirea	12	2#
	Dwarf Globe Blue Spruce	2	5#
	Arctic Fire Dogwood	9	2#
	Isanti Dogwood	6	2#
	Miss Kim Lilac	3	5#
	Yellow Twig Dogwood	5	5#
GRASSES			
	Blue Oats Grass	11	1#
	Feather Reed Grass	14	1#
	Prairie Dropseed Grass	5	1#
	Shanandoah Switch Grass	9	1#
PERENNIALS			
	Aster 'Fanal'	5	1#
	Black Eyed Susan	11	1#
	Coralbells (red leaved)	5	1#
	May Night Salvia	10	1#
	Paprika Yarrow	9	1#
	Purple Coneflower	9	1#
	Russian Sage	4	1#
	Shasta Daisy	5	1#
	Snow in Summer	7	1#
	Veronica 'Red Fox'	22	1#
WILDFLOWERS			
	Wildflower Plugs	130 s.f.	plugs

SCALE 1" = 10'

Submit Plans for ACC Review on the HOA Website

[Pay My Bill](#) [About](#) [News](#) [Records](#) [Forms](#) [Contact](#)

FORMS




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**REPORT A
CC&RS
VIOLATION**

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SUBMIT



SUBMIT ACC REVIEW APPLICATION FORM

INSTRUCTIONS

Please complete one of the following application forms and submit it along with all required documentation to the **West Winds HOA Architectural Control Committee (ACC)/Board of Directors** to initiate the HOA's required review and approval process before commencing any improvement project on your Lot.

Incomplete applications or missing documentation will delay the review process. After the HOA ACC/Board of Directors receives your completed ACC Review Application, including receipt of your Review Fee payment, it may take up to 30 days to respond and/or review your submission. Please plan accordingly.

SUBMIT



West Winds Master Homeowners' Association, Inc.

ACC Review Application Online Form

Architectural Control Committee (ACC) Review Application - Online Form

West Winds Master Homeowners' Association, Inc.

Overview

Planning an improvement to your property? Whether you're thinking about a new patio, fence, landscaping, shed, or any other construction, it's important to remember that **all Lot Improvements must be approved by the Architectural Control Committee (ACC).**

According to the [West Winds Master Homeowners' Association's \(West Winds HOA\) Covenants, Conditions, and Restrictions \(CC&Rs\)](#), ***no Improvements shall be constructed, erected, placed, planted, or installed upon any Lot unless complete plans and specifications have been first submitted to and approved in writing by the ACC and the City of Bozeman.***

A **Lot** is defined as any area of the Property designated as a Lot on any West Winds Subdivision [plat map](#).

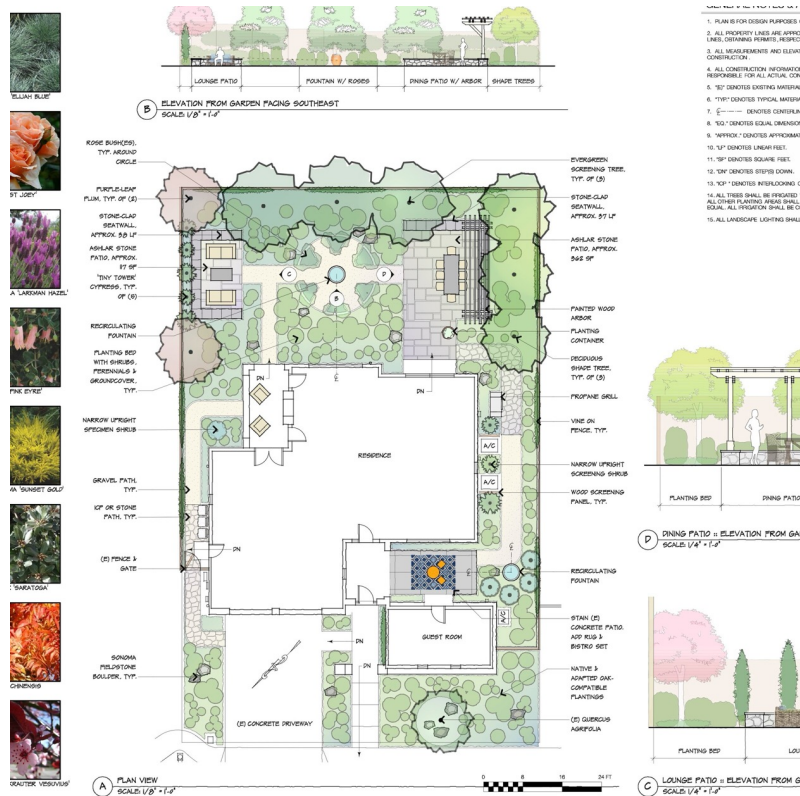
Improvement shall mean, but not be limited to buildings, detached accessory buildings, garages, sheds, storage structures or containers, greenhouses, utility buildings, roads, driveways, solar panels, ponds, parking areas, sidewalks, walkways, fences, walls, retaining walls, poles, basketball goals, decks, patios, balconies, patio covers, porches, landscaping, excavations, rocks, hedges, plantings, plant beds, planted trees and shrubs, and all other improvements of any type of kind.

The ACC ensures that all improvements comply with the CC&Rs and community standards.

West Winds Master Homeowners' Association, Inc.

Developing Enhanced Landscape Design Guidelines

What's the plan for this project?





Why?

- ▶ Existing landscaping rules and guidelines are vague, insufficient and outdated
- ▶ Do not align with the HOA's needs, long-term vision, environmental goals, or Bozeman's latest regulations.
- ▶ The **original 2005 CC&Rs** do not sufficiently address **modern landscaping challenges**.

Introduction

► Purpose:

- ❖ Outline the goals of the project
- ❖ Explain the need for updated landscape design guidelines.

► Overview:

- ❖ Address high-level objectives of Landscape Design Guidelines
- ❖ The role of the ACC (Architectural Control Committee).

► Budget: \$15,000 budget allocated for this initiative.

► ACC Authority: The CC&Rs (2005) provide for the creation of design guidelines through the ACC.

Project Scope & Cost Overview

Creation of Enhanced Landscape Design Guidelines (LDGs)

- ▶ Engage a Consultant
- ▶ The project will include:
 - ❖ Site walk and assessment of Community
 - ❖ Draft guidelines development
 - ❖ Community Feedback
 - ❖ Final guideline preparation

Total HOA Budget: \$15,000

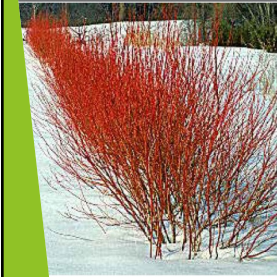
- ▶ Initial Consultant Cost Breakdown:
 - ❖ Consultant - Base Fee: \$3,000
 - ❖ *Plus* Optional Enhancements: Additional sketches/plans available at extra cost.

Project Timeline

- Estimated Timeline: 1-2 months from contract signing.
 - Kick-Off Meeting & Site Walk: Week 1
 - Draft Guidelines Creation: Weeks 2-4
 - Review Meeting & Feedback Collection: Week 5
 - Legal Review
 - Finalization & Approval: Weeks 6-8
- Estimated Completion Goal: **Fall 2025**
- **Implementation Date:** The new guidelines will take effect upon formal adoption by the Board.
- Members will be given 30-Day Notice for future compliance & conformance with enhanced landscape guidelines.



Radia



Dogwood



Isanti Dogwood



Patch Grass



Astilbe 'Fanal'



Snow in Summer

Goals & Outcomes

► Goals

- ❖ Provide clear, practical, and enforceable guidelines.
- ❖ Help simplify ACC applications, reviews and approvals
- ❖ Enhance properties harmony, aesthetics and value.
- ❖ Align guidelines with City requirements.

► Outcomes:

- ❖ Enhanced landscaping standards
- ❖ Improved community aesthetics and compliance.

How to stay informed or get involved?

- ▶ Watch for updates on the HOA **Website** and via **email**
- ▶ Attend/participate in community feedback session(s)
- ▶ Submit Ideas and Feedback on Drafted Landscape Design Guidelines

Resources & Updates



- ▶ Visit the **West Winds HOA website** for more updates, and future opportunities.
- ▶ **Website:**
<https://www.westwindshoabozeman.org>

Thank You

