



## GH HOA Pasture Management Plan – An Overview

As you may know, the Grand Highlands at Bearwall Mountain subdivision has 90 acres of Common Space, of which 20 acres have been set aside for the pasturing of horses.

Since the HOA Board has a duty to preserve and maintain all Common Space, including the pastures, a third-party pasture management expert was consulted. After jointly inspecting the pastures and researching many pasture management articles, the following has been concluded:

- pastures are severely over grazed
- horses have eaten the grass to the dirt and removed most of the nutrition that the grass stores in the stem 2-3 inches above the ground
- there are many muddy areas with no grass
- there is an abundance of weeds in many areas
- there are several water erosion problems

Subsequently, the HOA Board has developed and approved a comprehensive Pasture Management Plan to revitalize the pastures with healthy grass. Highlights of the Pasture Management Plan are:

### **Phase I: Immediately Begin to Revitalize the Pastures**

- Suspend the pasturing of all horses, effective March 31, 2023
- Starting in February and continuing throughout 2023, applying a variety of measures to revitalize the pastures, such as: cleaning up the manure; fixing water erosion issues; applying lime, herbicide, fertilizer, and grass seed, as needed
- Mowing the pastures during grass growing season, as needed
- Total economic cost to the GH HOA is estimated to be \$7,600 to \$9,500

### **Phase II: Return a Limited Number of Horse to the Pastures**

- In recognition of the aesthetic value that pastured horses can bring to the Grand Highlands subdivision, horse owners will be invited to submit an application to return a horse, when the pastures are determined to have recovered with healthy grass, but no earlier than October 1, 2023
- Per standard pasture management practices, horses will be rotated between the north and south pastures on a regular basis, to allow grass to recover after a period of grazing; and limiting the number of horses to a maximum of one horse per 2 to 4 usable grazing acres, with more acreage required in the event of larger horses and/or unfavorable pasture conditions or terrain
- Applications to return a horse will be considered in chronological order of original horse entry at Grand Highlands

- GH Lot Owners who wish to return a horse must comply with essential requirements, such as: annual immunizations and a negative Coggins test; effective equine community participation; pasture management activities; and signed agreement
- To offset the GH HOA expenses in Phase 1 above, there will be a one-time non-refundable Entry Fee of \$2,000 per horse

### **Phase III: On-Going Pasture Management**

- GH HOA will arrange for annual applications of lime and fertilizer to preserve healthy grass; estimated to cost \$4,000 per year
- Horse owners will be required to rotate the grazing of horses from pasture to pasture on a regular basis, allowing grass to recover
- Horse owners will be required to perform other pasture management activities, such as raking/dragging manure and removal of manure piles
- Horse owners will be required to send the HOA Board a bi-monthly report of their pasture and barn care activities
- To offset GH HOA expenses for the annual application of lime and fertilizer, as well as general administrative costs, horse owners will pay a monthly pasture space rental fee of \$400 per horse

Our goal is to have HOA pastures (Common Space) with healthy grass, with horses grazing on a rotational basis between the north and south pastures.

The Grand Highlands HOA Board of Directors

A copy of the following documents will be posted on the HOA's Owners Corner website at [www.grandhighlands.org](http://www.grandhighlands.org) – see *HOA Documents*

GH HOA Pasture Management Plan

Table of Phase I and II pasture treatments and cost estimates

Letter from Levi Smith, Southern States Cooperative