

# Policies and Regulations (KPPC)

## Mission Statement

Under the direction of the Klahanie Community Director, and in coordination with the Native Growth Protected Areas (NGPA) guidelines, the Klahanie Pea Patch Club (KPPC) is established for Klahanie homeowners who wish to rent an organic garden plot in the Klahanie Community Pea Patch for the purpose of growing seasonal vegetables and annual flowers for family use.

## Objectives

1. To provide centralized management of the Klahanie Community Pea Patch property designated for a seasonal, organic vegetable and annual-flower garden to benefit homeowners of the Klahanie Community.
2. To ensure a positive, cooperative working relationship between KPPC and the Klahanie Community Director and Board of Directors, and to ensure adherence to the policies and objectives of the Klahanie Association and Board of Directors.
3. To provide oversight of the KPPC community and enforcement of KPPC policies (see “Policies and Regulations,” below.)
4. In conjunction with the Klahanie Community Director, to manage the KPPC budget.
  - a. Collect annual plot rental fees and other income as may be determined by future projects,
  - b. Work with the Klahanie Association to ensure payment of KPPC expenses including but not limited to annual tilling, path maintenance, weeding, trash and garbage removal, and additional expenses as determined by future projects.
  - c. See KPPC 2020 proposed budget, attached.
5. The KPPC as of November 1, 2022 has been passed to the Klahanie HOA for oversight and coordination.

## Policies and Procedures

1. Definitions
  - a. Plot: A garden plot is a piece of Klahanie property, approximately 10X20 ft, bounded by wooden separators, within the fenced area of the Klahanie Community Pea Patch. Plots may be rented from the Klahanie Community Association in accordance with the policies and procedures of the KPPC.
  - b. KPPC Member: KPPC members are home owners residing in the Klahanie community who have been granted rights to a specific plot or plots in the Klahanie Community Pea Patch through an annual application process. Homeowners may extend care for their plots to their renters but the homeowner is the responsible party. Membership is available on a first-come-first-served basis and is open to any Klahanie homeowner regardless of race, gender, creed, color or sexual preference.
  - c. KPPC Member in Good Standing: A “KPPC Member in good standing” is one who abides by the Rules and Regulations outlined below, whose fees are paid in full, who attends (in person or by proxy) the Annual March Member meeting (or other qualifying meeting) and votes in the Annual election either in person or by proxy, and who works cooperatively with other KPPC Members. (See “Meetings,” 2.a., below for details.)
  - d. KPPC Application Process: Klahanie Community Pea Patch plots may be rented by application submitted to the KPPC Pea Patch Committee Secretary. Applications are available beginning March 1<sup>st</sup> of each year. An initial mailing will go out to Members in good standing from the previous year inviting them to renew the plot(s) they rented the previous

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- year or to request a different plot for the current year. Any plots unrented by March 15<sup>th</sup> will be made available to Klahanie homeowners to apply. (Sample applications are available from the Pea Patch Committee Secretary.)
- e. Rented Klahanie Community Pea Patch Plot: A Klahanie Community Pea Patch plot is not considered “rented” until all fees for the season are paid in full. Fees may also include rental of storage units for storage of garden tools and supplies. Upon verification of the completed application and full payment of fees the plot is considered “rented” for the season at which time gate padlock codes are provided and the assigned plot(s) become the responsibility of the Member renting the plot(s.)  
NOTE: Members must remember that the land itself is not “rented.” The land belongs to the Klahanie Association. Only temporary, seasonal use of the land is rented.
  - f. Gardening Season: The Klahanie Community Pea Patch opens to Members at large on April 1<sup>st</sup> and closes on October 31<sup>st</sup> annually. The Pea Patch Committee may initiate plot tilling, fence repairs, shared space maintenance, and other activities outside of these timeframes.
  - g. Common Areas: All paths both between plots and between plots and fencing, “bump outs” in the fencing, areas outside the garden fence, and surrounding areas are common areas. Areas outside the fence are managed by the NAAK.
  - h. Fiscal Year: The fiscal year of the KPPC shall be January 1<sup>st</sup> through December 31<sup>st</sup> of any given year.

### 2. Meetings

- a. To be in good standing, Klahanie Pea Patch Club Members must attend one meeting annually. That can be any of the Member Meetings held during the year.
- b. There will be one, main, Annual Meeting, held in March, during which the Pea Patch Committee is elected, and other concerns are voted upon. Failing to attend/vote in at least one meeting during the calendar year will result in Member’s removal from the KPPC roles.  
NOTE: Attendance and voting at the Annual Meeting is the preferred meeting for ALL gardeners to attend. Attendance may be by proxy but in-person participation is encouraged.
- c. Four informational/educational Member Meetings will be held during the gardening season (March, June, August, October) and will cover policies regarding the opening of the season (March,) policies regarding closing of the season (October,) and mid-season information about growing, fertilizing, weeding, etc. (June & August) All Members are welcomed to attend all meetings but attendance at informational meetings is optional. However, Members will be responsible for understanding and following Klahanie Pea Patch Club rules and regulations that may be discussed at these meetings regardless of whether they choose to attend or not. Meeting minutes with any actions taken will be made available to all Members following each meeting. An important function of these meetings will be collaboration among the gardeners; an opportunity to share successful growing practices; and information on starts, seeds, and produce; and to raise concerns regarding the management and oversight of the Klahanie Community Pea Patch.
- d. The Pea Patch Committee will meet monthly from February through November to conduct KPPC business. Each Pea Patch Committee Meeting will include a report from the Committee Chair on the state of the Klahanie Community Pea Patch, a financial report from the Treasurer, and reading of minutes (edits as needed) from the Secretary. These meetings will be closed to Members at large but all meeting minutes will be posted and available to

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Members at large and the Secretary will be responsible for correspondence with all Members.

- e. In addition, the Klahanie Association holds their Annual Meeting in March. All KPPC members are encouraged to attend. The KPPC will have an informational table at this meeting in order to register new gardeners for the upcoming year and to renew current gardeners.

### 3. Rules and Regulations

- a. The Klahanie Community Pea Patch is accessed through two locked gates. The first gate is on the service road near Klahanie Blvd. The second gate is on the Pea Patch fence itself. Both gates are locked with coded padlocks. Members receive the padlock codes when their KPPC application is approved and fees are paid in full (see "Definitions," above.) Members are expected to securely lock the padlocks and scramble the numbers when they have passed through the gate(s.) (NOTE: It is important for padlocks to be secured once a member has passed through. Padlocks left "dangling" at the service road gate have been stolen.)
- b. The speed limit on the service road between Klahanie Blvd and the Klahanie Community Pea Patch area is 10 miles per hour.
- c. Members may rent one plot or two plots at the beginning of the growing season and may rent additional plots if not all plots are rented by the end of June.
- d. In order to make maximum use of Klahanie Community Pea Patch plots, Members must begin working their assigned plots by July 1<sup>st</sup>. If the plot is not worked by July 1<sup>st</sup> and no other arrangements are made with the Pea Patch Committee the plot will be reassigned. Also, plots obviously not tended to after the growing season begins (April 1<sup>st</sup>) may also be reassigned. The KPPC Member will be sent a photo of the plot appearing to be untended and will be invited to either resume caring for the plot or allowing someone else to tend it for them. Plots that continue to be untended or when the KPPC Member does not respond to the alert will be reassigned.
- e. Klahanie Community Pea Patch plots are tilled annually in March prior to the opening of the Gardening Season. Costs for tilling are included in the rental fees.
- f. As the Klahanie Community Pea Patch is designated as an "Organic Garden," only organic, plant-based fertilizers, pesticides, herbicides and insecticides are permitted for use in the Pea Patch. No fertilizers containing raw animal products of any kind are allowed. Fertilizers containing animal products such as chicken manure, worm castings, etc. must be commercially produced.
- g. Growing vegetables and flowers for commercial use is prohibited.
- h. Containers are provided near the Klahanie Community Pea Patch gate for disposal of trash, weeds, rocks and any refuse not incorporated into the Pea Patch plots themselves. No weeds or trash may be thrown into paths, over the fence, or in any common areas (see "Definitions, above.) Garden sieves, and other gardening tools may be provided for common use when weeding. All weeds and other organic refuse must be placed in the yard waste bins and trash cans provided for that purpose. Gardeners are expected to provide their own soil amendments and tools needed for gardening in their plot.
- i. Invasive plants are a constant hazard at the Klahanie Community Pea Patch and NAAK spends many thousands of dollars annually removing invasive plants from Klahanie property. NAAK works with KPPC to remove invasives from areas surrounding the Klahanie Community Pea Patch, usually on an annual basis. As a result, no raspberries, blackberries,

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- blueberries, comfrey or herbals are allowed in the plots. Mint is not allowed as it is especially aggressive. Also, shrubs, trees or other perennials are not allowed. Only “annuals” which do not live from year-to-year but must be replanted annually are allowed to be planted in Klahanie Community Pea Patch plots. Existing Strawberry plants that have been in the Pea Patch for some time are excepted from this rule.
- j. Members may use tomato cages, beanpoles, removable border fencing and other removable trellising in their plots. No permanent fencing, trellising or other structures may be constructed by members. Members are prohibited from attaching signage, objects, trellising, etc. to the perimeter chain link fence.
  - k. Water is provided and paid for by the Klahanie Association. Members may water their plots with hoses but sprinklers are not allowed. Watering time is limited to 20 minutes per plot. Soaker hoses are allowed but can only be used while the Member is present at the Pea Patch and must be disconnected when leaving the patch. Members are expected to coil and return hoses to their stations when finished watering.
    - IMPORTANT: the water at the Klahanie Community Pea Patch is non-potable and must not be used for human consumption.
  - l. All rented plots become the responsibility of the Member renting the plot. Members are responsible for watering, fertilizing, applying pesticides, etc. and absorb the costs themselves for products used to maintain their plot(s.)
  - m. Members are allowed to stand and walk in their own plots and in Common Areas (see “Definitions,” above.) Standing or walking in other Members’ plots is not allowed.
  - n. Common Areas must be kept clear. Tools should be kept within a Member’s plot when in use and should be stored at home or in an appropriate, rented Klahanie Community Pea Patch storage unit.
  - o. Dogs and other animals are not allowed in the Klahanie Community Pea Patch.
  - p. No forms of smoking are allowed at the Klahanie Community Pea Patch.
  - q. Children should be supervised at all times and may only be in the Klahanie Community Pea Patch when accompanied by a parent or responsible adult Member. [Reference our liability statement on the KPPC Application form.]
  - r. As a courtesy to fellow Members, all Members must keep their plot(s) weeded as mature weeds spread seeds to neighboring plots.
  - s. Members may harvest from their own plot(s) only. However, Members may work together on a Member-to-Member basis to share watering, weeding, fertilizing, covering for vacations and other Member absences, etc. and may grant one another permission to work in and harvest from one another’s plots.
  - t. At the end of the season, Members are required to remove all remaining plants, pots, plant markers, wire, string, trellising and debris from their plots including rocks and pavers. Plots that are not cleaned out at the end of the year will forfeit their “cleaning deposit” which is assessed in conjunction with annual plot rental fees.
  - u. REMINDER: the following Liability Statement is on each KPPC Application form signed by each KPPC Member when being assigned a plot (or plots) in the Klahanie Community Pea Patch at the beginning of each growing season:
    - i. The undersigned adult Klahanie homeowner, on behalf of themselves, their renters, their child/children, and/or family members, agrees to protect, defend, indemnify and hold harmless the Klahanie Pea Patch Club, its officers, officials, employees and agents from any and all claims, demands, suits, penalties, losses, damages,

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judgments or costs of any kind whatsoever arising out of or in any way resulting from the activities of said individual Klahanie Pea Patch Club Member except for those acts of commissions which are the sole negligence of the Club. Applicant also agrees that all material used in their garden plot will be organic: this includes all fertilizers, herbicides, and pesticides. The applicant also agrees to abide by the club's Policies and Procedures including its Rules and Regulations.