



City of Oshkosh  
Department of Community Development

# Oshkosh Neighborhood News

OCTOBER, 2015

Combine the elements of design, plant size, and diversity of plants to your home landscape to add curb appeal and value to your property.

## The Exterior Improvement That Pays Big Dividends

In previous newsletters, we have explored the basic principles of Healthy Neighborhoods—image, market, physical conditions, and neighborhood management—and how each plays a role in creating Healthy Neighborhoods of choice. We now understand that each property is a billboard for the neighborhood and that properties—both public and private—need to be the constant recipients of our investment of time, effort, and money. So what can we do as property owners to make a big impact without leaving us exhausted and bankrupt? The answer is curb appeal.

According to a publication from Virginia Tech, a home landscape has been valued at around 15 percent of a home's total value. Furthermore, certain landscape aspects add more to the home than others, including:

- Design: 42%
- Plant size: 36%
- Diversity of plants: 22%

The study cited that a \$150,000 home could go from \$8,300 in worth to almost \$19,000 more with the addition of a landscape. That's a lot for just adding a front yard to your home. Following is more information about these elements and how to increase the value of your home.

### Landscape Design

How you design the landscape is the first step in creating a beautiful and valuable front yard. If you plant shrubs, flowers and trees without a design in mind, you could run into maintenance issues down the road. This is why you may consider calling in a landscape designer to help. Land-



scape designers have the knowledge when it comes to creating landscapes to match homes and climate conditions. They know which trees, shrubs, and flower mix—versus which ones might be troublesome. The end result will be a manageable, uncluttered and beautiful landscape that you can enjoy for little to no hassle.

### Plant Size

On a visual level, adding different plant sizes will make your front yard look more appealing. Adding different shapes and colors complements your home and lawn. On a maintenance level, mixing small and big plants will cut down on clutter in your yard. If you have too many bushy plants, their roots and



branches could get mixed together and cause maintenance issues. So plant different trees, shrubs, and flowers to make your landscape colorful and varied, to add onto your home's appeal, and save on trouble.

### Diverse Plants

Intertwined with the plant sizes you

choose are how diverse they should be. You don't want to plant only shrubs and trees with leaves. Vary it up with fruit trees or shrubs that have flowers to add color to the front yard. You also might choose annual and perennial flowers to sprinkle across your yard. You will need to replace annuals every year, but that gives you the chance to try out different flowers. Perennials, on the other hand, will last for many years and can endure harsh winter conditions.

### Conclusion



With days getting shorter, temperatures falling, and this year's growing season coming to an end, it may seem like a strange time to be thinking about landscaping. However, winter offers the perfect opportunity to plan and budget for next year's projects.

Whether you hire a landscape designer or decide to tackle the front yard landscape yourself, be sure to include the three elements of design, plant size, and plant diversity. Adding them to your front yard will pay back dividends in neighborhood confidence and in your home's value.

*Original article written by Andrea Davis on 10/13/14 for realtytimes.com. Full Virginia Tech publication available from Planning Services upon request by calling 920-236-5059.*

## Neighborhood Association Organizing Basics

*“Neighborhood associations are a valuable tool in helping bring residents together to preserve and enhance the livability of a neighborhood.”*

### What is a neighborhood association?

A neighborhood association is a voluntary organization of residents who work together to improve and maintain the quality of life in their neighborhood. Associations can form out of a concern over a particular issue or as a means of enhancing a “sense of community.” Neighborhood associations can work collaboratively with their local government agencies to facilitate the need for a rapid response from local agencies and residents to resolve community concerns. Forming a

neighborhood association can make a big difference in the quality of life for you and your community.

### What are the benefits of a neighborhood association?

Neighborhood associations are a valuable tool in helping bring residents together to preserve and enhance the livability of a neighborhood. Associations provide a forum for discussing local and city-wide issues, and they often plan activities and projects that are beneficial to the area. Neighborhood associations can also help maintain neighborhood standards through code enforcement and

help residents stay informed on city policies and procedures.

If there is no neighborhood association organized in your area, starting one is a simple process. Begin by discussing the idea with others that you think may want to be involved. The more people that are involved at the start, the more resources your neighborhood association will have available in terms of skills, talents, and abilities of leaders and volunteers.

If there is general support for starting a neighborhood association, the next step is to form a core group and discuss what the (cont. pg. 3)

## Fall Leaf and Yard Waste Collection

The Public Works Department wants to remind residents to keep debris out of the street and stop it from reaching the storm sewer. This means less pollution in Lake Winnebago and a clean storm sewer system. The City offers three options for the disposal of yard waste and leaves:

### Option 1—Loose Leaf Collection Guidelines

- Leaves must be raked onto the terrace. Do not rake leaves into the street, in the gutter line, on sidewalks, around parked cars, mailboxes, fire hydrants, power poles, or other obstructions.
- Street Division crews complete several collection cycles for the whole city (see following schedule).
- Please do not place yard

waste, branches, or grass clippings in the same pile as the leaves. Rocks, branches, and other debris can injure employees or damage expensive equipment. Vacuum equipment crews will not pick up leaf piles that contain these materials.

Beginning October 12th, the primary day for leaf collection will be the day after (cont. pg. 3)

## Trick or Treat Safety Tips

Halloween is an exciting time of year for kids of all ages. To help ensure everyone has a fun and safe holiday, here are some tips from the American Academy of Pediatrics.

### On the Trick or Treat Trail

- A parent or responsible adult should always accompany young children on their

neighborhood rounds.

- If your older children are going alone, plan and review the route that is acceptable to you. Agree on a specific time when they should return home.
- Only go to homes with a porch light on and never enter a home or car for a treat.

- Because pedestrian injuries are the most common injuries to children on Halloween, remind Trick-or-Treaters:

-Stay in a group and communicate where they will be going.

-Remember reflective tape for costumes and trick-or-treat bags.

-Carry a cell phone for quick



## Basics, Cont.

purpose of your association will be. Will it mainly coordinate existing neighborhood activities? Will it be an action group to address urgent issues? Perhaps it will be both.

### Tasks of the Core Group

The Core Group meets to establish

- Neighborhood boundaries
- Possible neighborhood names
- Vision / mission / purpose of the association
- Communication / outreach plan
- Organizational structure of the group
- Date for first general meeting

Once your core group is formed, call Planning Services at 920-236-5059 to schedule a pre-organizing consultation. Staff will provide assis-

tance and additional information to support your group throughout the organizing process.

### Roles for the Association Leadership

- Outreach and recruitment
- Leadership development
- Represent a constituency
- Articulate the association's vision
- Organize meetings
- Communicate information to the broader neighborhood
- Solve neighborhood problems
- Organize events

### Things to Remember

- Forming a neighborhood association is a process
- Identify your priorities and build them step-by-step
- Set realistic goals and start small
- As you are more established, set your goals higher
- Treat people with respect and integrity for the best results
- Have FUN!!

## Yard Waste Collection, Cont.

your garbage collection day. Loose leaf collection will continue through November 20th.

Friday garbage = Monday leaves

Monday garbage = Tuesday leaves

Tues. garbage = Wednesday leaves

Wed. garbage = Thursday leaves

Thursday garbage = Friday leaves

Please note: If your leaves are not picked up during a scheduled collection date (due to heavy volume, etc.) the collection may be rescheduled OR will

be collected the following week. Other rules still apply.

### Option 2—Yard Waste in Paper Biodegradable Bags

Sanitation Division crews will collect yard waste in paper biodegradable bags. Bags will be picked up on your normal garbage collection day during the first full collection week in Oct., Nov., and Dec. Please place flowers, garden waste, etc. only in paper biodegradable bags. Bags cannot exceed a weight of 50 lbs.

Grass clippings cannot be put out for collection and must not be mixed with the yard waste.

### Option 3—Drop Off Center

You may also take your leaves to the drop off center located on W 3rd Ave between Idaho St. and Ohio St. This option requires the purchase of a drop off permit. Hours of operation are M-F, 11 a.m.—7 p.m., and Sat. & Sun. 10 a.m.—6 p.m.

## Trick-or-Treat, Cont.

communication.

-Remain on well-lit streets and always use the sidewalk

-If no sidewalk is available, walk at the far edge of the roadway facing traffic

-Never cut across yards or use alleys

-Only cross the street as a group in established crosswalks.

Never cross between parked cars or out driveways.

-Don't assume the right of way. Motorists may have trouble seeing Trick-or-Treaters. Just because one car stops, doesn't mean others will!

-Law enforcement authorities should be notified immediately of any suspicious or unlawful activity.

### Healthy Halloween

- A good meal prior to parties and trick-or-treating will discourage youngsters from filling up on Halloween treats.
- Consider purchasing non-food treats for those who visit your home, such as coloring books or pens and pencils.
- Wait until children are home

to sort and check treats. Although tampering is rare, a responsible adult should closely examine all treats and throw away any spoiled, unwrapped, or suspicious items.

- Try to ration treats for the days following Halloween.
- HAVE FUN!



## Upcoming Events

EVENT	LOCATION	TIME / DATE	COST
Oshkosh4Education Annual Report to the Community	The Waters	Thursday, Oct. 22, 2015 5:00 p.m.	FREE, reservations required. Call the Oshkosh Area Community Foundation at 426-3993 for more information
Street Reconstruction— Neighborhood Public Information Meeting	Seniors Center—South Building	Monday, Oct. 26, 2015 6:00 p.m.	FREE
Oshkosh Chili Cook-off	Opera House Square	Saturday, Oct. 24, 2015 8:00 a.m.	Admission \$10 or less
Free Fridays	Time Community Theater 445 N Main Street	Every Friday. Doors open at 6:30, show starts at 7:00	Free admission on Fridays, \$3 on Saturdays. Cash only.