

SHA Master Plan: Landscaping

Contact: landscapechair@stonehursthoa.com

This Master Plan, and the associated slideshow, outlines community landscape enhancements over a ten year cycle. The Landscape Chair may adjust the schedule, provided that all areas are improved within 10 years. The Landscape Chair will work with a contractor to develop work orders with detailed drawings and plant lists as needed for specific projects. The scope includes trees and large shrubs on common property (~267 as of [2020 inventory](#)); the intent is to replace trees as needed with the same or similar native species that are suited to the site and growing conditions. The schedules for tree maintenance and erosion control are separate and based on condition. The plan may be revised in the future and resubmitted to the Board for approval.

Approval



Laura Fall, 2020 SHA President

12-15-20

Date

On behalf of the 2020 SHA Board Members present (unanimous): Jack Buckley, Julia Jennings, Tanja Kuhlmeier, Lisa Lofton, Ric Roca, Carrie Shannon, and Matthew Sunkin

Attest: Joseva Eanes, SHA Secretary

References

Native Plants for Northern Virginia – best single reference

<https://www.novaregion.org/DocumentCenter/View/10615/Northern-Virginia-Native-Plant-Guide---FINAL>

Native Plants for Erosion Control

<https://www.fairfaxcounty.gov/soil-water-conservation/drainage-problem-plant-list/>

Deer Resistant Native Plants List

<https://extension.umd.edu/hgic/topics/deer-resistant-native-plants-list>

Tried and True Plant Selections for the Mid-Atlantic

<https://mgmv.org/plants/perennials/>

The Green Book for the Buffer (includes detailed garden plans)

https://dnr.maryland.gov/criticalarea/Documents/GreenBook_Buffer.pdf

Public Facilities Manual Chapter 12 – Tree Conservation

<https://www.fairfaxcounty.gov/landdevelopment/sites/landdevelopment/files/assets/documents/pfm/chapter12.pdf>

Casey Trees Urban Tree Selection Guide

<https://caseytrees.org/wp-content/uploads/2017/04/150715-Urban-Tree-Selection-Guide-reduced-size.pdf>

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Stonehurst Homeowners Association (SHA) is a community of 242 townhomes on ~28 acres, with ~7.8 acres of lawn to maintain.

It borders Stonehurst IV (SHIV), with 66 townhomes on ~6 acres.

The shared entrance is at Stonehurst Drive and Arlington Boulevard (Route 50) in Fairfax, VA.

SHA also maintains ~2 acres of lawn and wood chips for the playground on land behind Barnard Court that is owned by Fairfax County Public Schools (FCPS); residents have right of use.

Vision

Landscaping complements the Colonial Williamsburg architecture, using a mixture of native and exotic trees, shrubs, and small perennials to add visual interest and support healthy habitat.

Goals

- Create an updated colonial style with a mix of old-fashioned favorites and natives
- Define common areas – edge and limit plantings inside common walks close to houses
- Create four season interest and add more evergreens for screening and habitat



Playground area on FCPS land includes four raised beds with two sets of swings, horses, and a jungle gym

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Approach

[Plant NOVA Natives](#) is a joint campaign of a coalition of non-profit, governmental, and private groups working to reverse the decline of native plants and wildlife in Northern Virginia. Homeowners associations have the opportunity to create spaces where people thrive side-by-side with the environment, given the common land we manage and the influence we have over landscaping practices by residents.

Plant NOVA Natives Recommended Community Actions:

- Create landscaping policies:
 - Set goal that [at least 70%](#) of plantings on common land will be Virginia native
 - No [invasive plants](#) installed on common land, no broadcasting insecticides on common land (unless specific hazard), and minimize use of other chemicals
 - Create a **suggested plant list** (see last page)
- Establish multi-year plan for planting, invasive control, and tree replacement:
 - Improve storm water capture
 - Improve the stream buffer in the Resource Protection Area (RPA) for Hunters Branch
 - Retrofit storm drain areas with native plants (talk to NVSWCD)
 - Use fences/edging to prevent accidental mowing of naturalized areas
 - Add more plant layers to common area beds, such as:
 - Understory flowering trees as accents along the perimeter
 - Shrub groupings (such as native azalea and blueberry) and
 - Groundcover borders (sedges and ferns) to capture leaves and hide them in place reducing need for removal and supplemental mulching
- Establish grounds maintenance contract with instructions to leave fallen leaves in place where possible and use mulching lawn mowers to reduce need for fertilizer.
- Achieve buy-in from homeowners and residents through community relations:
 - **Demonstration garden with water source** (rain barrel) **and interpretive signs** (to add) in the SHA Recreation Site, a certified Wildlife Habitat as of 2017
 - Talks and walks with Northern Virginia Soil and Water Conservation District (NVSWCD), Audubon at Home (A@H), others
 - Articles in newsletter
 - Encourage residents to keep cats indoors and guard against other unintended wildlife hazards like window collision, light and noise pollution, and pest bait

Ten Year Cycle

In 2019, SHA reached its 50 year anniversary and established a ten year cycle to review and improve plantings in common areas, as follows:

- Year 1-2: Entrance (shared cost 78.6% SHA : 21.4% SHIV)
- Year 3: Arlington and Stonehurst
- Year 4: Lindenwood and Graceland
- Year 5: Annhurst, Fairbury, Marycrest, Cantrell, and Hartwick
- Year 6: Bailey
- Year 7: Barnard and Clanbrook
- Year 8-10: SHA Recreation Site and RPA

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Credit: old photos shared by Kim Burkle and Tom Pyron



Credit: 2020 photos by Matthew Sunkin

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Entrance (shared cost 78.6% SHA : 21.4% SHIV)



Site Survey (approved by both SHA and SHIV Boards in 2019)

- 4 trees in the center median behind the flag pole: 1 blackgum; 2 holly, 1 sugar maple
- Water source: SHA-funded spigot located behind center median brick wall
- Two center median beds and two side beds in front of brick walls facing Route 50
- Full sun, drought-tolerant conditions
- Overgrown compacta holly in center median next to Route 50 block sight lines for traffic
- Nandina flanking center median with flagpole are invasive/fast growing
- Knockout roses and barberry in center median with flagpole are dead
- Annuals are high maintenance and predictable—don't set Stonehurst apart
- Shrubs behind yews in side beds (holly and barberry) are overgrown and dying
- Groundcovers (liriope, ivy, vinca) and large shrubs (viburnum) are acceptable for now

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Design (approved by both SHA and SHIV Boards in 2019)



Installation (2020)



large center median (left) and right, small center median, and left beds (top to bottom)

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Arlington Boulevard (9 homes)

Site Survey (2020)

- Planting bed by 9242: full sun to full shade and protected behind wall with overgrown viburnum and ivy, trees by guy wires; overgrown holly by parking, erosion
- Arlington trees (13): 6 Bla = blackgum; 4 Dog = dogwood; 2 Wo = willow oak; 1 bradford pear in front of guy wires
- Route 50 median trees (18): VDOT owns, SHA maintains in accordance with [state law](#); 2 austrian pine, 2 dogwood, 14 bradford pear; little screening; does not mirror SHIV side

Design

- Planting bed by 9242: prune trees by guy wires to let in more light; remove holly by parking, reseed, remove overgrown viburnum and ivy; repeat [inkberry holly](#) and [yellow twig dogwood](#) from entrance; add [smooth hydrangea](#) and [plantain-leaf sedge](#)
- Address erosion along sidewalk by service road – grass/groundcover for full sun
- Route 50 median: replace dogwood with holly, gradually replace pears with [Carolina silverbell](#) (VDOT approved tree), and underplant with native shrubs for screening (e.g., [red twig dogwood](#) and [winterberry](#))

Installation (2020)



bed by 9242 Arlington, before (above) and after (below)



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Stonehurst Drive (13 homes)

Site Survey (2020)

- Planting bed by 3195: runoff, part sun, steep slope, invasives
- Planting boxes behind 3193/95 (and entire alley): runoff, full sun, invasives
- Stonehurst trees (15): 2 Che = cherry; 3 Dog = dogwood; 2 Hol = holly; 2 Jm = japanese maple; 1 Plum; 1 Rm = red maple; 2 Smag = saucer magnolia; 2 Wo = willow oak
- Stonehurst is short 3 unmarked parking spaces: 10 spaces for 13 homes (0.77:1). It would be very difficult to add spaces. Use overflow parallel parking on Stonehurst Drive.

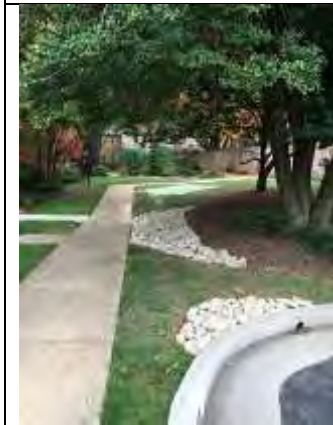
Design

- Planting bed by 3195: azalea, forsythia, spirea, hosta, liriopie, ivy, vinca; added [spicebush](#) and [mapleleaf viburnum](#) in 2017 (removed invasives in 2020; add 2 spicebush in 2021)
- Erosion control: added rock by sidewalk and slope and removed dying dogwood in 2018 to let in more light
- Planting boxes behind 3193/95 (azalea, holly, ferns, hosta; removed porcelain-berry vine and added [blue rug juniper](#) in 2020)

Installation (2020)



bed by 3195 Stonehurst



erosion control



erosion control



boxes behind 3193/95 Stonehurst

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Lindenwood Lane (26 homes)

Site Survey (2020)

- Dense shade in areas along street makes it difficult to grow grass
- Planting bed by 3191: erosion, part sun, needs more screening from Route 50
- Planting bed by 3141: storm drain, slope, part shade/full sun, needs updating
- Plantings by rear sidewalk (trees, forsythia, azalea, and lilac)
- Drainage culvert behind 3177: no erosion issues
- Lindenwood trees (30): 1 be = Boxelder; 4 bald cypress = ced; 14 Che = cherry; 1 dog = dogwood; 1 ds = downy serviceberry; 1 Hol = holly; 3 mul = Mulberry; 1 ns = Norway Spruce; 2 Po = pin oak; 1 Rib = river birch; 1 tp = Tulip poplar



bed by 3191 Lindenwood (above) and plantings by rear sidewalk (below)



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bed by 3141 Lindenwood



behind 3177 Lindenwood

Design

- Planting bed by 3191: existing azalea, boxwood, dogwood, rhododendron; added holly and expanded mulch bed to control erosion in 2020; remove ivy and add [rhododendron](#) for screening, [foamflower](#)
- Remove overgrown day lilies across from 3185
- Planting bed by 3141: remove overgrown compacta holly and roses; add inkberry holly, [summersweet](#); [buttonbush](#) and [little bluestem](#) by storm drain
- Plan to replace pin oak by 3155 with dogwood (more light) and pin oak by 3151 with river birch (biodiversity)
- Drainage culvert: add rock as needed and native grasses
- Planting border behind houses: maintain; consider gradually adding river birch behind 3141 – 3167

Installation - Pending

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Graceland Place (20 homes)

Site Survey (2020)

- Planting bed by 9201: full sun, steep slope, no separation between common area and private property. In 2008, SHA allowed a previous owner to replace 4 pine trees and ivy with 3 smaller trees (Japanese maple and crape myrtle), sod, and ground cover. Owners maintained until the Landscape Chair addressed the issue in 2020.
- Graceland trees (21): 2 Che = cherry; 3 cm = crape myrtle; 5 Dog = dogwood; 1 Hem = hemlock; 3 Hol = holly; 1 jm = japanese maple; 2 Mag = southern magnolia; 1 Rm = red maple; 3 Wo = willow oak
- Graceland is short 5 unmarked parking spaces: 15 spaces for 20 homes (0.75:1).



bed by 9200 Graceland

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Design



- Add red maple along slope behind 3161 Fairbury in center in line with other trees
- Planting bed by 9201: talked to owner 5/24/20; edged property line and removed 3 crape myrtle in 2020; add blue rug juniper within 5' of curb (leave liriopse on corner); gradually replace some crape myrtle with [serviceberry](#) and summersweet; replace daylilies with [yellow indigo](#) and little blue stem
- Remove forsythia in parking median by 9207.
- Hold on planting trees in small “T” ends of parking median. Consult with Streets/Sidewalks Chair and impacted owners to explore options to create additional unmarked parking spaces if possible. For now, Graceland uses overflow parallel parking on Annhurst.
- Add groundcover to slope under magnolia and oak trees.
- Gradually replace dogwood and japanese cherry in full sun with native plum or [cherry](#)

Installation - Pending

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Annhurst Street (19 homes)

Site Survey (2020)

- Plantings on slope behind 9208-9222 Graceland facing Annhurst: erosion, full to part sun
- Annhurst trees (16): 1 Che = cherry; 1 Dog=dogwood; 5 holly; 1 Po = pin oak; 5 Rm = red maple; 3 Wo = willow oak



plantings facing Annhurst (above) and erosion control behind 9222 Graceland (below)



Design

- Plantings on slope behind 9208-9222 Graceland facing Annhurst: row of holly flanked by red maple; multiflora rose and lilac (need sun); added [grow-low sumac](#) under dogwood in 2017 (add some under red maple behind 9222); remove ivy, remove euonymous by electrical box; plan to replace willow oak on corner by 9200 with [redbud](#) (more light and biodiversity)
- Erosion control: added river rock next to steps behind 9222 Graceland in 2017

Installation – Pending

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Fairbury Lane (10 homes)

Site Survey (2020)

- Planting bed by 3151: part shade, needs updating
- Island beds of forsythia, spirea, and privet (some on SHIV property)
- Fairbury trees (13): 1 Bas = basswood; 1 Bs = blue spruce; 1 Che = cherry; 1 hol = holly; 5 Ro = red oak; 1 Sm = sugar maple; 1 So = scarlet oak; 2 Tp = tulip poplar
- Dying Japanese cherry tree in median in front of 3159 affecting sidewalk: Fairbury is short 2 unmarked parking spaces; 8 spaces for 10 homes (0.8:1).



bed by 3151 Fairbury

Design

- Planting bed by 3151: (compacta holly, add oakleaf hydrangea ruby slippers and plantain-leaf sedge);
- Consider replacing forsythia with [senna](#) and [witch hazel](#); replace spirea with [beautyberry](#)
- Consult with Streets/Sidewalks Chair and impacted owners to explore option to convert median when tree dies to unmarked parking spaces if possible, to improve fairness without harming trees. For now, Fairbury uses overflow parallel parking on Annhurst

Installation – Pending

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Marycrest Street (14 homes)

Site Survey (2020)

- Planting bed by 9303: full sun; overgrown, needs updating
- Erosion under trees in common area by 9318
- Marycrest trees (14): 1 Ced = cedar; 3 Dog = dogwood; 1 Mag = Southern Magnolia; 3 Po = pin oak; 2 Rm = red Maple; 2 Ro = red oak; 1 Sm = sugar maple; 1 wo=willow oak



bed by 9303 Marycrest

Design

- Planting bed by 9303: roses; removed daylilies (2020), add oakleaf hydrangea ruby slippers in center and edge with native carex or sedge
- Add hydrangea and groundcover under trees by 9318, connect beds and address erosion
- Consider adding a tree or shrub bed near property corner with SHIV along Stonehurst Drive to mirror the Fairbury side

Installation – Pending

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Cantrell Lane (10 homes)

Site Survey (2020)

- Planting bed by 3140: drainage; removed some forsythia and added river rock in 2018
- Cantrell trees (5): 1 bche = black cherry; 1 Mag = southern magnolia; 1 po = pin oak; 1 Er = Eastern Redbud; 1 sm = sugar maple



bed by 3140 Cantrell

Design

- Planting bed by 3140: remove remaining forsythia to open view, add short section of split rail fence or reflective barrier at end of street and evergreen hedge on Marycrest side
- Add two American [beautyberry](#) shrubs or hydrangea flanking redbud tree in the median

Installation – Pending

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Hartwick Lane (9 homes)

Site Survey (2020)

- No planting bed
- Hartwick trees (19): 5 Crape Myrtle; 12 holly; 2 Po = pin oak



Hartwick trees facing Stonehurst Drive

Design

- Hartwick trees: consider gradually replacing crape myrtle with [smokebush](#) and pin oak with scarlet oak or blackgum

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Bailey Lane (70 homes)

Site Survey (2020)

- More than **2.5 times the number of homes** as the next longest street (Lindenwood at 26)
- 9201-9213 and 9288-9298: property line set back from common walk; check plats
- 9201: island bed of holly and lirioppe surround electrical box on common property
- 9299: island bed of nandina surround electrical box on common property
- 9280: common area in dense shade has erosion issues
- Planting beds by 9241 and 9283: full sun, runoff; need updating
- Grass medians by 9261 and 9275: Bailey is short 14 unmarked parking spaces: 56 spaces for 70 homes (0.8:1).
- Drainage culvert behind 9283: some erosion
- 9298: beds on common property with no separation from private property (confuses maintenance crew); dense shade, three large trees and crape myrtle on SHA property make it difficult to grow grass; bare soil is prone to erosion
- Bailey trees (49): 3 Cm = Crape Myrtle; 1 Cry = japanese cryptomeria; 7 Dog = dogwood; 1 Eh = Eastern Hemlock; 1 er = eastern redbud; 2 Hol = Holly; 2 Jm = japanese maple; 2 Mag = southern magnolia; 8 Po = pin oak; 2 Rm = red maple; 1 sj = japanese snowbell; 4 Smag = 2 star, 1 saucer, 1 sweetbay magnolia; 1 Sm = sugar maple; 14 Wo = willow oak



Grass medians by 9261(top) and 9275 (bottom)



behind 9283 Bailey

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bed by 9283 Bailey



bed by 9241 Bailey

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bed by 9298 Bailey

Design

- Planting beds by 9241 and 9283: complementary designs with saucer or sweetbay magnolia; inkberry or compacta holly; roses, remove pachysandra, barberry and pyracantha; add [dwarf ninebark](#), [new jersey tea](#), and [carex bunny blue](#)
- Consult with Streets/Sidewalks Chair and impacted owners to explore options to reduce/convert grass medians by 9261 and 9275 to unmarked parking spaces if possible to improve fairness without harming trees. For now, Bailey uses overflow parallel parking on Stonehurst Drive.
- Drainage culvert behind 9283: add rock as needed and native grasses
- Add groundcover and native plants ([wood aster](#) and [ferns](#)) to medians by 9288 and 9289
- By 9298: reduce shade to support grass; make common area design more similar to 9201 (both are end units with two front walks to Bailey and Stonehurst); erosion control project in 2020 (improve granite rock terraces) and add native perennials by alley steps

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Barnard Court (21 homes)

Site Survey (2020)

- Planting bed by 3120: dense shade and runoff
- Drainage culvert behind 3130 Barnard: some erosion issues
- Barnard trees (21): 1 Ap = Austrian pine; 1 Che = cherry; 2 Dog = dogwood; 1 hol = holly; 1 Mag = southern magnolia; 9 Po = pin oak; 4 Wo = willow oak; 2 Wp = white pine (add fringe tree on corner to mirror snowbell across street)



bed by 3120 Barnard



behind 3130 Barnard

Design

- Planting bed by 3120 (hosta, liriopse, add ferns, coral bells and [dwarf sweetspire](#))
- Drainage culvert behind 3130: add rock as needed and native grasses

Installation – Pending

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Clanbrook Court (21 homes)

Site Survey (2020)

- Planting bed by 9300: part shade with Stonehurst sign (added bed and sign in 2019 for 50th anniversary)
- Clanbrook trees (17): 5 Dog=dogwood; 1 sj = Japanese Snowbell; 5 Po=pin oak; 4 Sm = sugar maple; 2 Wp = white pine; do not replace dogwood behind 9208; replace pine removed in 2020 - consider weeping pine (match one across street in Grove)



Design

- Planting bed by 9300 (rhododendron, remove daylilies; add native perennials to echo entrance and curb-cut on opposite site of Stonehurst Drive)

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SHA Recreation Site

Site Survey (2020)

- Site is naturalized reflecting work since development of adjacent property in 2016; trees and plantings outside the Grove receive limited maintenance
- A@H Certified Wildlife Sanctuary in 2017 based on volunteer efforts
- Deer browse is a challenge
- Grove (with rain barrel) is essentially island bed with mix of native and exotic plants
- Property Line (part shade to full sun) includes woodland plantings and pollinator garden
- Swale requires attention every 2-3 years to replace rock; Gully is receding and may require major erosion control project in consultation with NVSWCD and civil engineers
- 13 trees: 1 asp = aspen; 1 bche = black cherry; 7 bl=black locust; 1 che=cherry; 2 japanese maple; 1 tp = tulip poplar



The Grove

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Design

- Reduce size and scope of the approved **volunteer work area** to mitigate risk of changes in appearance that require SHA remediation. Volunteers with written approval from the SHA Landscape Chair may work without supervision. Review annually.
 - **2021 Approved area:** Property Line from point opposite trees at bottom of Grove to drop-off. Consider adding stakes or fencing. Part shade to full sun.
- Curb-Cut: Part shade. Edge, mulch, add evergreens for screening.
- Path (right of curb-cut down hill to point opposite trees at bottom of Grove): Part shade. line with pairs of native fruit or berry producing trees and large shrubs to support wildlife (i.e., blackhaw viburnum, redbud, serviceberry, pawpaw, crabapple, sassafras)
- Property Line/minus Path and Approved Unsupervised Volunteer Work Area: Part shade. Add evergreens for screening and wildlife.
- Grove: move log edging to inside rim and along specific beds; edge and mulch annually 4-5' wide border around perimeter; add interpretive signs for **demonstration garden**:
 - Shrub Ring. Part Shade. Blackhaw viburnum and witch hazel
 - Bird Bath Garden. Part sun to full shade. Astilbe, Daffodils, Yellow Flag Iris, Lamb's Ears, Hosta, Oakleaf Hydrangea, Catawba Rhododendron, Smoke bush; *remove mugwort (if possible), add [columbine](#), [foamflower](#)*
 - Bailey Border. Full sun. Juniper 'grey owl' on slope, Peonies, Pink Thicketleaf Phlox, Japanese Silvergrass 'Cosmopolitan'
 - Stonehurst Border: Part to full shade. Weeping Japanese Maple, Bleeding Hearts, Ferns, Hyacinths, Allium, Geraniums, Lobelia, Sedum. *Remove bishop's weed (if possible), add [turtlehead](#), more ferns, rhododendron on slope*
 - Bowl: Part shade to full sun. Indigo bush, Painter's Palette. *Add vine on snag.*

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Resource Protection Area (RPA)

SHA common area includes ~4.2 acres that are in the Chesapeake Bay RPA for Hunters Branch (established in 1993 and highlighted in green on the map below). The three sections include:

- ~2 acres behind 3141-3191 Lindenwood
- ~1.5 acres behind 9243-9281 Bailey (little to no separation from private property)
- ~0.7 acres of the SHA Recreation Site below the drop-off

The strategy is to gradually remove/replace major invasives with natives in sections per [county guidelines](#):

- Stake property line along the RPA and replace 3 existing “No Dumping” signs with 7 “RPA” signs
- Remove major invasives, including:
 - *Porcelain-berry vine* – replace with virginia creeper
 - *Running Bamboo* – replace with eastern redcedar, hemlock, and white pine
 - *Japanese Honeysuckle (bush)* – replace with viburnum, elderberry, and buttonbush



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SHA Suggested Plant List

The goal is to increase native plants and support wildlife on SHA property.

In the D.C. area, the best trees in terms of supporting birds are native oaks, cherries, willows, elms, birches, hickories and black walnuts. *“In 84 percent of the counties in the U.S., native oaks are the most important tree followed by native cherries and native willows,”* researcher David Tallamy said. *“When you chop these down, you change the area’s ecosystem.”* Native oaks support 513 species of caterpillars— important bird food—cherries support 390 species, birches support 321 species, and willows support 316 species.

Instead of this	Plant this	Notes
Pin Oak	Scarlet Oak, Red Maple, BlackGum, River Birch	
Black Locust	Black Cherry, Black Walnut Native Willow, Hickory	find place(s) for White Oak in large open areas
Bradford Pear	Serviceberry Carolina Silverbell	
Southern Magnolia	Sweetbay Magnolia	
English Ivy Pachysandra Vinca (Periwinkle)	Virginia Creeper, Blue Rug Juniper Allegheny Pachysandra, Creeping Phlox, Golden Ragwort, Foamflower	
Running Bamboo	Eastern Redcedar, Hemlock (hybrid)	
Japanese Cherry Tree	Eastern Redbud, American plum, Chokecherry, American crabapple	
Forsythia	Witch Hazel Shrubby St John’s Wort Spicebush, Senna	
Privet	Blackhaw Viburnum Red Chokeberry	
Lilac and Japanese Snowbell (fragrant)	Fringe Tree (fragrant) Summersweet (fragrant)	
Liriope	Native Carex and Sedges	
Heavenly Bamboo (Nandina)	Inkberry holly (Ilex glabra) Winterberry (Ilex verticillata).	
Butterfly Bush Crape Myrtle	Summersweet Smoke bush	
Barberry	Ninebark	
Day lilies	False Indigo, Lobelia	