

# Thousands of Trees Define the Visual Character of Morrison Ranch

Did you know that, as a result of the strategic planting of thousands of palms and pines, the community of Beverly Hills is clearly identifiable from the air? Passengers flying overhead can't help but notice the elegant rows of trees which distinguish this exclusive community from its neighbors, even at 35,000 feet. It has been said that these street trees do more to visually define the character of Beverly Hills than any other natural element. So much so, that the trees themselves have become one of the most widely recognized visual symbols of this home to the stars.

Here in Morrison Ranch, we've carefully planted more than 4,000 trees—with another 20,000 trees to come—as part of a landscaping plan that is as unique and as creative as that of Beverly Hills. Here, the character of the community is more rural, visually defined by white rail fences, wide expanses of grass, and rows of Pecans, Fan Tex Ash and Evergreen Elms. These landscape elements beautifully remind us of the Ranch's rich agricultural heritage.

## Historic ranchettes serve as inspiration in tree selection

Pecans, Fan Tex Ash, and Evergreen Elms have "roots" in the local neighborhood. These grand trees, in addition to Pines, Cottonwoods, and

Jacarandas, are commonly found shading the large ranchettes that dot the Gilbert landscape. When development of the Ranch is complete, you'll find Pecans lining all of the Ranch's arterial roads: Higley, Recker, Elliot, Warner, and Power. Stretching more than 2-1/2 miles long by 1-1/2 miles wide, these arterial roads essentially define the perimeter of Morrison Ranch. Fan Tex Ash will line the Ranch's broad parkways and north/south streets, while



*Pine*<sup>2</sup>



*Cottonwood*<sup>2</sup>

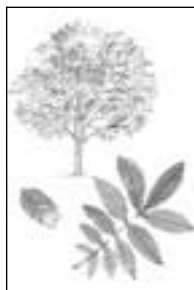


*Jacaranda*<sup>1</sup>

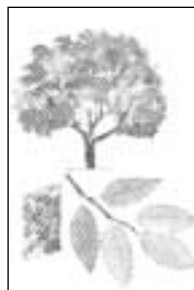
Evergreen Elms will line the residential streets that run east/west. The Pines, Cottonwoods, and Jacarandas...well, they'll be planted in the grassy open spaces that make up over 400 acres of interconnected, pedestrian-friendly greenbelts within Morrison Ranch.

## Trees increase property values

These trees—along with the fences and grass—have already begun to distinguish Morrison Ranch from its neighbors. As one drives along Higley or Elliot roads, one can't help but notice the change of scenery. Though still young, the Pecans along these roads will eventually create densely shaded rows to welcome all as they travel to and from home, work, school, and Morrison Town Center. As they mature, the trees of Morrison Ranch will not



*Pecan*<sup>1</sup>



*Evergreen Elm*<sup>1</sup>



*Fan Tex Ash*<sup>1</sup>

*A Community with Character*



**MORRISON RANCH**

only become more and more aesthetically pleasing, but will continue to add value to all Morrison Ranch properties. But, first, they must receive the proper care and attention they deserve.

### **Importance of early tree care for long tree life**

The single most important thing we can do to preserve the character of Morrison Ranch—and to increase property values—is to nurture and protect these trees. To do this, we must:

1. *Make tree replacement a priority*

As the single most character-defining aspect of Morrison Ranch, we simply must protect these valuable assets, replacing them as necessary, since the Ranch's unique character is the reason so many of us chose to live, work, and play here to begin with.

2. *Provide early specialized care for the young Pecan trees*

To ensure the future health and growth of the Pecans in particular, we must spray-apply a solution of zinc to each young tree as its leaves begin to grow, repeating the process two or three times each spring. If cared for properly for the first five to ten years, these Pecans will grow to more than 40 feet high and 40 feet wide, requiring less attention for the remainder of their long life.

3. *Water the trees appropriately*

Thanks to a professionally designed landscape irrigation system that allows us to water the trees separately from the grass, the trees will receive the deep watering they need to thrive.

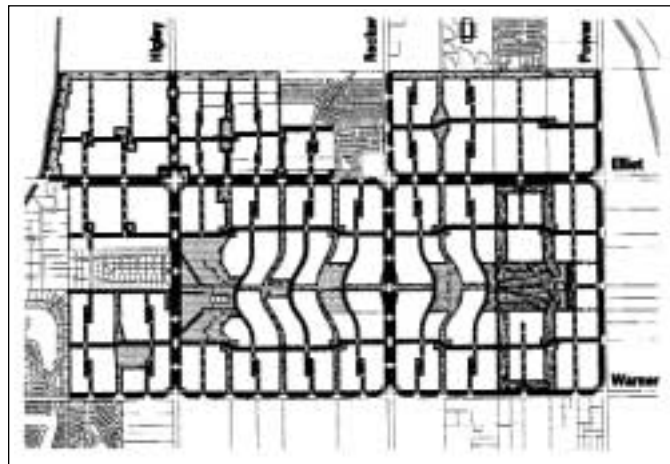
*We hope you'll help us in our effort to protect these valuable natural assets. If you see a tree that looks dry or that needs staking, pruning, or replacing, please contact your association representative. By requesting that these trees be properly maintained, you'll be investing in the future beauty—and value—of your community.*

### **What's coming next for Morrison Ranch?**

Construction is about to begin on another character-defining aspect of Morrison Ranch...Morrison Town Center. Construction will begin soon on the 6.2 acre lake situated in the midst of 16 acres of open space in Town Center North, where the Arizona Farm Bureau will soon break ground on the first of

two office buildings totaling more than 100,000 square feet. Construction will also occur southeast of the corner of Higley and Elliot roads with the landscaping of Morrison Square and the construction of Lakeview Village (our first neighborhood commercial center) which will

welcome Albertson's as it's first tenant. Southwest of the corner of Higley and Elliot roads, construction is slated to begin in 2003 on Higley Estates, the Ranch's newest, large lot residential community. Watch your mail for our next newsletter which will provide more details about this exciting new development.



*Morrison Ranch Master Plan: Trees and Green Spaces*

<sup>1</sup> *Sunset Western Garden Book* © 2001

<sup>2</sup> *Dorling Kindersley Handbooks: Trees* © 1992