



MILLER'S LANDING Community Garden Agreement

Revised April 7th

MILLER'S LANDING Community Garden is part of the Miller's Landing Park, operated by the Bend Parks & Recreation District. The 4.7-acre Park is located 55 NW Riverside Boulevard, near the intersection of Riverside Boulevard and NW Carlon Avenue. Over the years the land has been used by locals as open space to walk dogs and access the river to swim, fish and boat. Our use of this Community garden depends on our ability to keep the garden, neighborhood relationships, and stewardship of the space well maintained for Bend Park's & Rec. The garden and its immediate surrounding will be maintained by gardeners & volunteers. All fees collected for plots will go to make any garden related purchased (tools, supplies etc..) or to offset the cost of plots for those less fortunate.

The Miller's Landing Community Garden will provide the following:

- ✓ A garden plot to grow produce and/or flowers for harvest by plot holders
- ✓ Access to water for irrigation
- ✓ Access to basic garden tools such as shovels and rakes
- ✓ Compost bin and/or an area for disposal of garden waste
- ✓ Educational programs to assist new gardeners
- ✓ Social events to celebrate a community of gardeners
- ✓ Plenty of new friends

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LEASE REQUIREMENTS, PAYMENT AND PLOT AGREEMENTS

Fees and plots

FEES AND SECURING A PLOT

Gardeners can officially garden at Miller's Landing Community Garden (MLCG) after reading and signing this agreement and paying your fee. Fees are \$15 for a half bed or \$25 for full bed. Fees must be paid on the sign up day, scheduled for Saturday, April 18, 2015 from 9-11am.

Each gardener agrees to support MLCG by doing their fair share of common work to help make this community garden successful. Gardeners will volunteer up to two (2) hours per month, in a contract period. Examples of volunteer activities: weeding common areas, turning the compost pile each week, seasonal garden cleanup effort, monitoring the water system, etc. Considerations will be given for special skills, physical and mental capabilities, and age. Youth participation is encouraged with adult guidance.

Gardener's will accept shared responsibility for maintenance of the common areas, furnishings, and equipment, including fencing, trees, compost bins, and tool shed.

The garden is open from 7:00 am dawn to 8:00 pm, seven days a week. The combination for the lock will be given to members and will be changed annually or as needed.

CHOOSING A PLOT

Plots are assigned on a first come/first serve basis. Preference will be given to those members living within a 1/2 mile from the garden. After the first year, gardeners who have previously gardened at the site will be given preference to keep the plot they have. Garden plots are assigned to one person or family only and are not transferable. Others may garden at your site, but the responsibility for payment of fees, cleanup and other duties at the site will be the responsibility of the individual whose name is assigned to the plot

You can request specific plots, but please remember that since it is a first-come, first served program, you may not get your first choice. Reserving more than one garden is not permissible.

A waiting list will be maintained for applicants for whom no plot was available.

Start of Season

"PLANT BY" RULES

You must tend your plot by May 15th. If the kind of plants you are growing must be planted later, weed your plot as needed before then. You are responsible for your plots for the entire season. Keep it free of weeds and harvested through October.

The planting deadline is June 15th. Plots that are unplanted by the planting deadline are assumed abandoned and will be forfeited without a refund. Plots not planted will be reassigned.

PLOT MAINTENANCE EXPECTATIONS

Gardeners must maintain plots (including adjacent aisles) throughout the growing season. Gardeners who do not maintain their plots will not be eligible for a plot in the following year. Maintaining includes: planting, watering, weeding, and harvesting. Gardeners will keep weeds down and maintain the areas immediately surrounding their plot.

Each gardener is expected to spend at least 1 hour per week working on his/her plot and the surrounding area.

Please contact your garden coordinator if you will be moving, taking an extended vacation, or otherwise will be unable to maintain your plot throughout the summer. Or if, for any reason (health, vacation, work pressure), you will be temporarily unable to maintain their plot. If you have a substitute gardener, inform the coordinator. Any plot abandoned for more than 1 month, without having given prior notice (i.e. of vacation, sickness, etc.) to the garden coordinator, will be forfeited. At that time, it will be re-assigned or tilled in and any produce will be donated to charity.

Unclaimed or Neglected Plots

Plots not chosen after the Primary meeting day will be assigned on a first come, first served basis (after payment).

June 30th is the day we will let gardeners use unused plots, if any plots remain.

Abandoned plots are reassigned mid-season. Gardens in an uncared-for condition by July 4th will be cleared. They will be given to existing gardeners for fall planting only. They will be open for new gardeners in the following season.

End of Season

Plots must be cleared and cleaned at the end of the growing season, October 30th. Renters who do not clean plots will lose first right of refusal for the plot the following year.

Cleaned up means plot is ready for tilling, clean and level. All dead plants and weeds should be removed. All stakes, structures, materials must be pulled and removed from site. Cover crops may be left on cleared and level plots.

Gardener Meetings

Garden meetings will be held the 1st Thursday of each month, early evening (5:30 to 7:00pm), in the gardening season: May, June, July, August, September, and October. Workshops and work parties will be held intermittently throughout the season.

Gardeners agree to attend at least two meetings and two work parties per season.

Gardeners will be notified of their plot number on sign-up day, Saturday, April 18, 2015. Additional information will be available at the Annual Spring meeting which will be held Thursday, May 7th, 2015 from 5:30 to 7:00pm at Miller's Landing Community Garden.

The bulletin board is for garden business only, soliciting is not allowed. Feel free to give notes on the bulletin board on the outside of the Garden for any useful hints and ideas

Any suggestions for feedback or questions should be directed to the garden coordinator.

Community Service/Volunteering

Gardeners understand that this is a community garden and in order for it to succeed gardener support is needed to maintain the site, manage and turn compost weekly, keep on top of equipment, make signs, deal with wildlife, obtain donated transplants, help keep site picked up from debris and sweep/clean alleys etc

Gardeners are encouraged to work together as a group on communal aspects of the garden at the beginning of the planting season, and are encouraged to share gardening information with new gardeners or with new gardeners to Central Oregon. Spring and fall work parties will occur annually. Additional work parties and workshops will be held intermittently. Gardeners will participate to the best of their ability in group work parties.

Gardeners agree to volunteer up to 2 hours per month toward community gardening efforts such as organized work sessions as well as spring and fall cleanups. Organized work sessions focus on maintaining the community areas of the garden and not your own plot. This will also be the time to discuss members' ideas and concerns.

All completed hours should be logged within one week on the shared Volunteer Hours log. All service hours must be completed and reported by November 15. Gardeners who have not completed and reported required service hours will receive not be eligible for automatic renewal of their plot the following season.

GARDENING RULES

The rules and regulations are in place so the MLCG garden can grow, provide a healthy community atmosphere, and function as a pleasant place to garden. All gardeners are expected to take an active role in administering the gardens.

If garden rules are ignored, you will be required to forfeit the plot. As outlined below, these are the conditions under which immediate plot forfeiture will occur:

- Bringing alcohol and illegal substances into the garden
- Plot is not maintained for two weeks
- Without MLCG staff approval, transferring or subletting of a plot
- Violation warning is ignored or violation is repeated
- Act in a threatening or abusive manner to other gardeners.
-

One's Plot

ORGANIC

Gardeners must agree to garden organically. This means toxic fertilizers, pesticides, herbicides & rodenticides may not be applied. Organic definitions can vary and organically labeled pesticides can actually be as toxic as or even more toxic than synthetic versions. However, using compost, barriers and weeding are always acceptable. Gardeners agree to check with garden coordinator before applying any fertilizers, pesticides, herbicides & rodenticides, even if labeled "organic". Do not use synthetic chemical pesticides or fertilizers like miracle-Gro. If you are not sure if something is allowed, please check with another gardener or call the garden coordinator.

WEEDS AND DISEASE (see also "Compost and Trash")

Gardeners agree to keep the garden & garden edges free of weeds, diseased plants, insect-infested plants and over-ripe vegetables.

As a community garden, please respect the surroundings and tend to your plot and help keep the area free of litter and weeds.

Diseased and infected plants must be removed from the garden and disposed of properly.

Weeds, if removed from your plot, are to be hauled to the compost site.

Keep your garden neatly weeded on a regular basis. Weeds may not become taller than 8 inches. Weeds are a major complaint of neighbors and other gardeners, and are the leading cause of plot forfeiture.

LARGE/WOODY PLANTS OR STRUCTURES

Do not plant trees or shrubs. If it's woody and perennial, it's not allowed in your plot.

Be respectful, tall crops (such as sunflowers and corn), structures, trees, etc... should be planted to not shade another garden or crops.

Perennial or potentially invasive plants such as raspberries or mint must be planted in containers. Corn, sunflowers or any other vertical plants/flowers must be planted as to not create shade onto adjacent plots. Locations like the periphery and the north edges of the garden will also be discussed at the annual meeting

All gardeners must understand that it is their responsibility to maintain plants within the limits of their plot and to keep vegetation less than four feet in height, so as not to shade neighboring plots.

Structures

No altering the dimensions of the plot or of the surrounding area.

The gardener supplies the materials and labor for non-permanent structures.

Simple trellis structures are permitted if they do not shade other gardens or block irrigation if using a shared bed. DO NOT use poured concrete for anchoring. Neither solid walls nor solid roofs are permitted.

Row covers are permitted. Please anchor them to prevent blowing away, and store them when not in use.

Cold frames are permitted if they are no larger than the plot dimensions in width and length, with a maximum height of 30 inches. Covers are to be made of sturdy plastic, not glass.

Making Good Plant Choices

Gardeners may grow a wide variety of fruits, vegetables, herbs and flowers. Choosing from among the wide range of plants for the garden is challenging and fun! The guidelines below will help you make good choices for gardening in a community garden plot program. Talk to your gardening neighbors to share ideas for good plant choices for success.

Herbaceous vines are permitted. Seek your neighbor's permission to grow them on a common fence.

No plants on the Deschutes County Invasive Plant List, <http://webroad.deschutes.org/noxiousweeds/default.aspx>, may be grown. Many of these are weeds in areas surrounding the garden plots. Please control them as much as you can.

Some desirable plants can be weedy, such as raspberries, blackberries, mints, morning glories, and fennel. Please keep these plants 1 foot or more away from plot boundaries. Grow plants like mint in pots to contain them. Remove and throw away seed heads before the seeds ripen. Take the plants with you when you leave the garden plot program.

Gardeners may plant a fall crop or cover crop after the summer season.

SOIL AMENDMENTS/REMEDICATION

Don't bring in sand or gravel. These materials are difficult or impossible to remove later.

Mulch

Using mulch in your garden plot has many benefits. As organic mulches break down, they add valuable nutrients to your soil. You will need less fertilizer. They also help conserve water.

Organic mulches, such as compost, leaves, straw are highly recommended to conserve water and add nutrients to the soil.

Non-biodegradable mulches, such as stone, carpet and artificial turf, are prohibited. Porous weed blocker covers are permitted, but need to be secured to the ground to prevent them from blowing away.

Composting plant materials is an excellent way to reduce trash and conserve nutrients. There will be a designated area to compost all plant materials within the garden and special instructions will be shared with all gardeners. If the amount of plant material is too great and cannot be broken down with the gardening season, Parks & Rec will come in to the community Garden and empty out the composting area. As a reminder, do not compost food scraps (such as meat, oils, or fat), as this attracts animals.

Avoid fresh manure which may contain weed seeds, smells bad, and may have sanitary issues that could affect neighboring plots. Composted manure is permitted.

Adjacent Paths & Borders

Gardening activity and plant growth must be restricted to the gardener's plot. Please prevent vegetation from attacking walkways and adjacent plots.

You are responsible for maintaining half of the path next to your plot. Paths must be kept clear of weeds, rocks, garden plants and other obstacles. This includes plants overhanging from your plot. Both the access and perimeter paths must be free of garden materials and debris so as not to create a hazard or to impede their maintenance.

Please be considerate of plot aisles, which are needed for hose and water movement.

The assigned garden lots have been established with access paths between them to provide access for all gardeners. Access paths should be restricted in any way. When planting near paths, leave adequate space for plant growth so as not to encroach into or overhang the paths.

Shared beds should leave a 2' unplanted strip between plots. Do not place opaque structures where they will shade a neighboring plot.

Watering

Gardeners need to be diligent and mindful of water usage. Gardens will be managed for best practices in water conservation. Water will be available between April 15th and October 31st.

Each plot is supplied by its own spigots. It is up to each gardener to choose how to irrigate his/her plot from the spigot. Each plot also has its own valve on/off control. Each gardener is responsible for the installation of the irrigation equipment as well as it's take down at the end of the season. The irrigation system will be blown out at the end of the season, and if gardeners want the same plot the next year, we would suggest leaving the individual irrigation systems for the next year. If a gardener forfeits the plot, the MLCG committee will remove the irrigation system.

Spigots must be shut off after use. Please refrain from watering your garden with an open-ended hose. The use of a hose nozzle will conserve water and maintain sufficient water pressure for other gardeners. Additionally, if a watering ban is in effect, please comply with regulations.

No overnight watering. Water hoses must not cross other plots and must be attended at all times. Water sprinklers are not permitted in the garden.

Irrigation is provided and programmed. Never access the irrigation control panel unless there is an irrigation emergency. Report emergencies to garden coordinator. Gardeners must also report all leaks.

Extra water use (above and beyond the garden's scheduled timed watering) is limited to 5 minutes per plot per day. Please help avoid water loss in the aisles and be considerate of other waiting gardeners.

Garden Site – in general

Gardeners will not make any permanent changes to the garden, such as adding watering systems other than in their beds or drastically changing the fence.

Gardeners agree to get approval from garden committee to plant trees, shrubs or bushes (non-herbaceous plant material that does not die to the ground every winter). Any approved trees, shrubs or bushes, or other approved plant material become property of the garden.

Electric fences are not permitted in the garden.

No digging for worms anywhere in the garden.

Glass containers are prohibited from the gardens. In addition, containers, bags, etc., of any kind should be secured so as not to blow around and/or detract from the orderliness of the gardens. Such items are best removed when they are no longer needed.

Compost and Trash

Gardeners will sort all waste from their plot and adjoining paths into compost, recyclables, and trash. Compost can be processed at the site; recyclables and trash must be taken off-site. Gardeners will place diseased and insect-infested plants in plastic bags and remove them from the site. Please do not utilize the trash cans provided by Bend Parks in the Miller Landing’s park, as they are for the trail system.

Compost makes excellent mulch; the use of plastic and other non-porous materials for ground cover is prohibited. Compost material should be put in the compost area and not left in a heap that someone else will have to clean up. Gardeners are expected to put weeds on compost pile *if* they have not gone to seed.

Other Garden Plots

Pick only the plants you are growing, or have permission from the grower to pick. Stay out of other people’s plots unless specifically invited.

No gardener can give permission to anyone to go into anyone else’s plot for any reason only the gardener who that plot is assigned to can do that. Gardeners will not plant, weed, water or harvest from any other members plot.

While you may view the success of other gardeners, refrain from stepping off the access paths and into other garden lots. Gardeners have their own methods of planting, which may be damaged in the process.

The urban food forest (fruit trees) exterior of the community garden is for sharing with the entire neighborhood. Everyone will be allowed to harvest only what they can use for a single meal. Large scale canning projects will be excluded from harvesting from the food forest.

Property and Tools (and Equipment)

Take care of tools. When you are finished with your work, hang the tools and neatly coiled hoses in the shed. Help keep the shed building safe by keeping it free of clutter. Help clean up seemingly random piles and bags of materials around the garden. Gardeners will agree that the garden tools are for everyone to use and will therefore clean and return them promptly after using them. Gardeners will not remove equipment from garden.

Please ensure that the sink is always left clean and in working order. The Sink is meant to rinse off vegetables and such. Please ensure it does not get clogged with excess dirt or debris.

No power equipment should need to be used around the garden, but if its use becomes necessary, it may only be operated by those over 16 who own or lease the equipment. All use of power equipment should be discussed with the garden coordinator prior to use and should be used at your own risk (insurance requirement). Return all commonly owned tools to the shed and store them securely. No personal power tools may be left in the shed.

Garden Gates. The last gardener to leave the garden regardless of the time of day should securely close the gates.

Gardeners, Family, and Pets

GARDENERS

Be considerate of the garden’s neighbors. Whenever possible gardeners are encouraged to walk, bike or to take the transit system to the garden so as to lessen the impact of additional vehicles in the neighborhood. Do not access the garden by using the alley located on the North side of the garden, as well as blocking access to neighbor’s driveways. Gardeners will respect the privacy of the garden’s neighbors and do my best to preserve their quality of life. Gardeners will not ask neighbors to provide use of telephones (excepting emergencies) or restrooms. Gardeners are reminded to use good personal safety practices when visiting the garden. Keep the garden attractive for neighboring

residents and safe for all. Place bags and other objects in a neat and orderly way in your plot, and keep them within your plot boundaries.

In the spirit of cooperation, all gardeners shall treat the garden, other gardeners, neighbors, and visitors with respect and consideration. No stealing (harvesting from others' plots without authorization), verbal or physical harassment is allowed. Violation of this rule will result in expulsion from the garden. Gardeners are expected to communicate with neighboring gardeners to work out borders, weed issues and size of plant issues

Radios. Should you wish to listen to the radio, please use headphones so as not to disturb the tranquility at the garden.

Growing or using illegal substances or marijuana in the garden will lead to immediate expulsion with no return of plot fee.

Smoking, chewing tobacco, and open flames are not allowed in the garden.

Gardening workshops will be held periodically throughout the year, however, it is the gardener's responsibility to research proper gardening techniques. The essence of community gardening is trial and error and sharing of knowledge. Numerous desert gardening books are available in stores and libraries, and the OSU Extension offers a wealth of information.

CHILDREN

Children are welcome at the garden when accompanied and fully supervised by an adult.

Parents are encouraged to bring children to the garden and introduce them to the wonders of gardening. Please monitor their behavior and whereabouts at all times. Teach young children to stay on paths and that climbing of trees or fence is not allowed.

PET ANIMALS

Dogs. Should you wish to bring your best friend to the garden, please remember that city ordinances apply to this garden. Leashes and "pick-up" is required at all times. Under no circumstances should dogs be permitted into the gardening area proper because of potential disease from dog feces. Dogs should be tied up outside of the garden gates and special attention to be given to barking as to not disrupt the neighbors and those enjoying the park. Service dogs are permitted.

Miscellaneous

Vegetables from garden plots may not be sold for personal profit.

Remember the needy: if your garden produces excess produce, we would suggest it be donated to those in need or to your favorite charity.

Keep the Steering Committee advised of your current address and telephone number; notify the Steering Committee of any change of address or telephone by voice mail at 541-410-2207 or by email millerlandingcommunitygarden@gmail.com.

WARNINGS AND PENALTIES

The consequences: If you fail to follow any of the above guidelines, the Steering Committee will contact you and give you a reasonable amount of time to correct the problem. If you do not respond, your plot will be considered abandoned. Plantings will be removed from abandoned plots and the gardener will not be eligible to return the following year.

All gardeners are required to keep their plots as disease- and weed-free. If a garden is not maintained, a warning will be given. If conditions do not improve, the garden will be forfeited.

Complaints, policies, and mediations are the responsibility of the community garden coordinator, who has the final say.

GARDENER’S SIGNATURE & LIABILITY WAIVER

I will not make duplicate keys of any locks on the premises or give out the key or lock combinations to any other person.

I will work to keep the garden a happy, secure, and enjoyable place where all participants can garden and socialize peacefully in a neighborly manner.

I understand and willingly accept the inherent risks in gardening. I understand that use and misuse of gardening tools may result in injury. I am aware that soil and food-borne diseases, though rare, may be contracted through gardening or consuming undercooked food.

I understand that, as a participant in the Miller’s Landing Community Garden, I am a guest and that my privileges may be revoked in the event that I fail to comply with the terms of this Agreement. The following procedure will be initiated in the event of failure to comply with the terms of this Agreement:

- The Steering Committee will issue a verbal warning.
- If no response or correction has been made within three days of the verbal warning, the Steering Committee will issue a written notice.
- If no response or correction has been made within seven days of the written notice, the Steering Committee will issue a final written notification indicating that gardening privileges and the plot have been forfeited.

I understand, acknowledge and agree that I am solely responsible for my actions and conduct, and the actions and conduct of my guests, while in the Miller’s Landing Community Garden and that neither the City of Bend or the Bend Park & Recreation District entities nor any of its directors, officers, employees, agents, lessors, affiliated companies or foundations have any liability to me or my guests for losses, damages, or costs incurred as a result of participation in, or entry onto the premises of, the Miller’s Landing Community Garden and I waive and release the aforementioned parties from any claims that I may have, whether based on tort, contract or otherwise, resulting there from.

I have read and understand the application and accept these rules, terms, and conditions stated above for participation in the Miller’s Landing Community Garden.

Signature: _____

Date: _____

Print Name: _____

Please circle one: New gardener / Renewing gardener

Name: _____

Date: _____

Mailing Address: _____

City, Zip Code: _____ Phone: _____

Email address: _____

List others who will be working with you on your plot:

I wish to reserve a: _____ full bed (\$25) _____ half bed (\$15)

Plot assigned _____