Association Guideline- Meadows Landscaping

The extensive landscaping in the Meadows is of significant value to our community. The Landscape Committee assumes responsibility for coordination of all efforts to maintain this beautiful asset. Within this coordination effort, there are responsibilities which the Landscape Committee is directly responsible for and others which are the responsibility of the townhome owner. Below is an outline of the Landscape Committee and Twinplex unit owner's responsibilities respectively.

HOA (Landscape Committee) responsibilities:

- Coordination of and approval for *all* Landscape efforts (including landscaping budget preparation and management)
- Ensure that the contracted property maintenance services adhere to the agreed upon terms in the care of trees and shrubs, leaf removal, turfgrass treatments and seasonal services, mulch installation, and crawl space vent well clean-out.
- Maintain ongoing landscaper relationship and communications.
- Resolve resident reported HOA landscape issues and problems such as diseased, damaged, or dead plants.
- Replace shrubs/trees that are damaged, dead, or no longer viable in the space.
- Initiate landscape renewal projects to maintain a fresh appearance in the community.
- Manage homeowner-initiated landscape requests

All requests must be directed **in writing** via e-mail to the Landscape Committee Chair or their designee. Currently this is Jill Tourtellot, jdtourtellot@gmail.com

Resident responsibilities:

- Caring for and maintaining all annuals, perennials, grasses, and ground covers currently planted in existing landscape beds around your unit. This includes weed removal in these areas, and cutting back perennials, ornamental grasses and liriope at the proper time of year. Annuals should be removed at the end of the season.
- Keep above noted plants and ground covers in landscape beds inside the edge of the bed to allow landscape crew mowers and weed whackers to operate freely.
- Cut potted plants and vines in containers so they do not attach to the ground and begin spreading.
- Water plants and trees in beds around townhome, particularly young ones planted in the last 1-2 years as needed if no significant rainfall occurs during the growing season and occasionally off season.
- At the homeowner's expense and if desired, broadcast tall turf type fescue seed in the lawn after annual aeration and keep it watered daily for 2-3 weeks to maximize germination and growth. The HOA does not include turf overseeding in the landscape

maintenance contract since we have no underground irrigation. Residents are encouraged to hook up their hoses to the community water pumps between townhomes for their landscape watering needs.

- Communicate landscape issues by **email** and not through verbal communication with committee members. Any requests for changes around your townhome must be made in writing. If a resident wishes to pay for new or additional landscape trees or shrubs, a detailed list of proposed plants and placement must be presented to the Landscape Committee in writing for consideration. If approved, the work should conclude in a timely manner for the scope of the project.
- At the rear of units on the back side of the grass bordering the woods and other naturalized areas, plants that have been installed by previous and current homeowners are the responsibility of the resident. This responsibility includes removal if the plant dies, weeding, and pruning so that the plants do not encroach upon the turf areas. Maintenance of plants/areas that were planted by the Developer or HOA remain the responsibility of the HOA, limited to areas on steep hillsides which are safely accessible. (See attached MSC Identified Landscaping Zones HOA and Homeowner for details (v9.9.22). In rare cases, the Landscape Committee will entertain requests for the addition of trees/ plants in these rear areas beyond lawns but do not encourage it due to placing the management responsibility on the resident.

Residents are encouraged to:

- Plant annual flowers in the beds around their units where there is sufficient space.
- Add shredded hardwood mulch that matches the color of existing mulch installed by the landscaper only around newly planted annuals.
- Refrain from giving direction to the landscape/tree professionals working within the Meadows and Village Park.

Residents are not allowed to:

- Add, enlarge, or change the size/shape of landscape beds unless a plan/request has been submitted in writing and approved by the Landscape Committee.
- Plant trees, shrubs, perennials, vines, grasses, or groundcover unless a plan/request has been submitted in writing and approved by the Landscape Committee.
- Groundcovers are not to be planted where they border the lawn areas as they frequently become invasive to the grass.
- Remove any tree or shrub unless approved by the Landscape Committee prior to removal.
- Communicate directly with landscape/tree professionals.
- Place approved Yard Décor in turf/grass areas

MSC IDENTIFIED MEADOWS LANDSCAPING ZONES			
LANDSCAPE MAINTENANCE RESPONSIBILITIES BEYOND THE REAR (OR SIDE) OF LAWNS			
9/9/22			
HOA	*HOA Responsibility Excludes perennials around townhomes,*		
	anything in the woods, or plants installed without HOA approval		
UNIT #	WHAT	MAINTENANCE REQUIRED	Notes
2	Above Retaining Wall, Ligustrum, Love Grass Bank & Trees	Fertilize, Weed Control (Herbicide & Hand Pull) Prune hedge	Limited to Safely Accessing the Slope, 2X Hand Pull
4	"	"	"
6	"	"	"
8	"	"	"
12	"	"	"
2	Corner/Side Bed	Normal Maintenance	
11	Corner/Side Bed	Normal Maintenance	
36	Hemlock just inside the wooded area	Inspected and Treated for Wooly Adelgid if Found	Part of package of hemlock maintenance
40	Above Retaining Wall Blue Pacific Shore Juniper and Skip Laurels	Fertilize, Weed Control (hand pull)	1x Weed Pulling
42	"	"	"
44	Love Grass Bank	Fertilize, Weed Control (Herbicice & Hand Pull)	Keep encroaching plants from woods away
46	Hemlock just inside the wooded area	Inspected and Treated for Wooly Adelgid if Found	Part of package of hemlock maintenance
54	Corner Lot and Rear	Normal Maintenance	
HOMEOWNER			
UNIT #	WHAT	Maintenance Required	
9	Bed at rear of property, back side of lawn	Pruning, keeping plants away from lawn, removal if needed	
28	Bed at rear of property, back side of lawn	"	
32	Naturalized area in woods & plants beyond lawn	"	
38	Maple Tree planted in rear of wooded area	Replacement/removal if needed & poison ivy control if desired	
46	Bed on back side of lawn bordering woods	Pruning, keeping plants away from lawn, removal if needed	
48	Bed on back side of lawn bordering woods	Pruning, keeping plants away from lawn, removal if needed	
50	Bed on back side of lawn bordering woods	Pruning, keeping plants away from lawn, removal if needed	
52	Daylillies planted on back side of lawn above stream	no maintenance, other than cutting back canes if desired	
54	Roses, daisies, butterfly bushes on side near deck and rear of lawn	Pruning, keeping plants away from lawn, removal if needed	