

THOUGHTS ON LANDSCAPING

APRIL 2009

Have you ever thought, "That's what I pay my \$480 per year for??" as it relates to your front yard landscape maintenance? We felt it would be appropriate to explain exactly what you are getting JUST FOR THE LANDSCAPE portion of your dues. We hope you will find it enlightening.

As most of you know, we are under contract with Michaels' Landscape and Design. Their contract covers 42 trips as follows: One time per week, April – October, and three times per month, November – March. Each trip will include mowing, edging, and trimming.

Fertilizing is done four times per year during April and August. Post-emergent weed control is also done four times per year, June through August. Pre-emergent weed control is completed once in early spring and once in late fall.

All shrub and groundcover beds are weeded either by hand pulling or chemicals. Pruning of shrubs is dependent on the type of shrub. The Hawthorns and Nandinas are left in a natural shape and only pick-pruned as needed. All other shrubs are trimmed eight times during April through October as follows: Week 1 – Santa Fe; Week 2 – Stoneledge; Week 3 – Moonlight Way ½; and Week 4 – Moonlight Way ½. All ground cover beds are pruned 12 times and Liriope once. All shrubs are fertilized three times per year while weed control is done twice per year.

Crape Myrtles are pruned annually in late winter just to remove seed heads. However, crapes over 12 feet tall are not trimmed. All crapes are treated twice a year for insects and twice yearly for fungus. These treatments are done between March and September.

Irrigation inspections are done once monthly. However, weekly monitoring is done during summer months.

Other miscellaneous services included in the contract are treating for fire ants, treating walkways with herbicide, and leaf and acorn removal done in late fall.

In addition to maintenance, the cost of water to irrigate the lawns is included. During winter months watering is done one time per week, and then increased early in the spring to twice per week, with a summer time peak of up to three times per week (typically the maximum allowed by the City of Irving).

The HOA contracts with D&H Trees to trim all 360 trees throughout the neighborhood. They perform a standard lift on all and also a class two prune on 1/3 of the trees each year. A class two prune is more structural in nature and provides a more open interior of the canopy.

The bottom line is that for less than \$10.00 per week, you receive all of these services. That price is tough to beat!

For new plant materials it may be necessary for you to go above and beyond what the HOA provides. Each homeowner is encouraged to take pride in their surroundings and the good news is you don't have to worry that your neighbor's lawn is not being mowed. Our goal is to provide a consistent standard throughout OUR neighborhood.

