

Homeowners Association Frequently Asked Questions

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What is the HOA's role versus Homeowner's role or the Builder's role?

HOA CONTRACTOR

(*Maintenance Free Homes)

*Weekly mowing

*Lawn fertilizations
(5per season)

*Replace **Front yard** mulch
(↑One time/year)

*Trim **Front** yard shrubs Seed lawn bare spots
(↑One time/year)

*Weed **Front** mulch beds

Common Area Irrigation

Start up & shut down

HOMEOWNER

(All Homeowners)

Flowers in beds if desired

Plant Fertilizations
(If desired)

Backyard Mulch & Shrubs
(If desired)

Seed lawn bare spots

Individual irrigation system
(open/close/repairs)

Replace dead plants/trees

BUILDER

(Refer to Builder Landscape Policy)

Installs **initial** lawn

Installs **initial** mulch

Grading or drainage issues?

What is included in my Homeowner Association Dues?

***Maintenance Free Homes** receive the following services:

- Spring cleanup (1x)
- Weekly mowing
- Re-mulching beds(1x)
- Weeding mulch beds
- Fall clean up (1x)
- Snow removal
(snowfalls over 2")

*All Homeowner's dues include maintenance of the Common Areas. For detailed specifications, please reference the HOA budget in the Offering Plan.

What is NOT included in my Homeowner Association Dues?

- Plant & shrub fertilizations
- Lawn disease
- Opening, closing + repairs of individual irrigation systems
- Watering of shrubs & lawns
- Calcium chloride treatments after snow removal

Why does my new lawn have weeds?

*Newly emerging grass receives applications of fertilizer and insecticide. Because young grass is typically somewhat fragile, newly seeded lawns generally require three mowing occurrences before any weed control products can be applied. You will see a fair amount of weeds germinating the first growing season until your lawn is established. We thank you for your patience during this process.

How many lawn fertilizations are included in the grounds maintenance contract?

*Five lawn fertilizations per year and includes grub control.

Does the grounds maintenance contractor take care of bare spots?

*Seeding is **not** part of the grounds maintenance contract, although they may carry some seed in their trucks and may treat some bare spots at homes. Homeowners are encouraged to treat & seed their own bare spots.

Is plant or tree fertilization included in the HOA contract?

*No; plant, shrub and tree fertilizations are not included in the HOA contract.

Can I pay for additional services if they are not included in the grounds maintenance contract?

*Yes. Homeowners can call the HOA contractor directly to receive a quote for additional services.

Some of these additional services may include:

- An extra lawn fertilization (if more than 5 are wanted)
 - Plant, shrub or tree fertilization
 - Back yard mulching
 - Disease treatment for lawns if a disease occurs on lawns
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What if our trees, shrubs or plants die?

*Trees, shrubs and plants are a Homeowners responsibility. Although the HOA contractor contract includes pruning shrubs once per year, it does not include replacement at all.

Will the HOA close my lawn sprinklers for me in the Fall and open them in the Spring?

*No. Closing and opening of sprinklers is a Homeowners responsibility. The HOA budget covers the opening & closing of the sprinklers in the Common Areas only if applicable.

When are the monthly HOA payments due?

* The HOA is dependent upon all members to pay their monthly dues by the first of every month, as they have a budget to maintain and bills to pay for the operation and maintenance of the common properties.

Can I pay my dues in advance?

*Yes, you may pay ahead on your dues. Some customers who travel to warmer climates in the winter like to pay in advance so they don't have to worry about their dues while they are gone.

Can I pay my dues electronically and transfer the money directly into the HOA account?

*Yes! In most of our HOA communities, we are offering auto withdrawal, so please contact your HOA representative for the form to fill out. This form insures prompt and secure payment of your HOA dues.

If I run out of dues coupons can I send my check without a coupon?

*Yes, just write the month(s) you are paying for on the memo line.

*You can also print more coupons directly from the HOA website if applicable.

Do I have to submit an Architectural Review Form for all outside projects?

**Generally speaking, all outside projects require approval. Any modification to the exterior of the home or permanent landscape projects requires Board Approval. Please refer to your Homeowners Association Offering Plan for guidance and if in doubt, we recommend you submit a request.*

How can I sign up for one of the Volunteer Committees?

*Homeowner involved communities make for a smooth process, so we encourage your input and involvement. Volunteers are encouraged to become involved in the **Architectural Review or Grounds Maintenance** Committees.*