

HERITAGE GRAND HOA

Landscaping Services for Heritage Grand Residents

Limited Landscaping Services are provided within Heritage Grand for the benefit of the community to help maintain property values and neighborhood appearance. These services are provided for common areas and specific services for residential front yard. All these services are under the direction and responsibility of the Association Board of Directors commonly referred to as the “Association” (or their designees).

ACCOUNTABILITY

Rusticscapes is the current contractor selected by the Association to provide landscaping services for the benefit of the community and Rusticscapes is accountable only to the Association for these services. If problems are encountered with Association provided services, please contact the clubhouse front desk.

Rusticscapes, as an independent contractor, may provide services to individual homeowners for which the homeowner will contract with and pay Rusticscapes – the Association is NOT accountable for these services.

Some community wide homeowner services offered by Rusticscapes have sign-up sheets at the clubhouse and while the cost for these services are negotiated by the Association these are still considered to be homeowner contracted services. Issues with homeowner services will be presented, by the homeowner, directly to Rusticscapes. Contact Rusticscapes at 832-620-6529.

RESPONSIBILITY

The Association has the responsibility of selecting the contractor and ensuring the Contractor provides the services and quality of service that has been contracted for. The Association, at its' sole discretion, makes this determination but is reliant on homeowners to alert the Association of possible issues. These should be provided to the Clubhouse Front Desk.

While the contracted services are automatically scheduled and provided, **appearance of the Front Yard is a homeowner responsibility** (See also CCR Article V Section 2). Should issues arise with Association provided services, please contact the clubhouse front desk. Homeowners **should not** request contractor services under the Association contract. Contact front desk to:

- 1) Request repair of irrigation system.
- 2) Request shrub pruning **IF** skipped due to shrub flowering.
- 3) Report any lawn or shrub infestation (disease or insect).
- 4) Report if there is any issue with the services being provided.

Homeowner must identify themselves and provide description of issue, time of problem, and the location of the issue; **anonymous notifications cannot be acted upon**.

ASSOCIATION PROVIDED RESIDENTIAL LANDSCAPING SERVICES Scheduled, Not Homeowner Requested

FRONT YARD

Routine yard maintenance services* (except tree maintenance) are provided for the front yard. These include services such as: mowing, edging, blowing, weeding, shrub trimming, fertilizing, mulch front flowerbeds, insect control and fungicide treatments.

*Note – Raking / Yard cleanup, apart from the mowing, of the yard is a homeowner responsibility and not a provided service.

Lawn Service (Mowing, Edging, Weeding)

- Residential lawns are contracted to be serviced 42 times per year.
 - Weekly: March (4 weeks) – October (3 weeks)
 - Alternate weeks: October – February
 - Additional mowing may be authorized by the Association at their discretion.
- Contract allows for the start and end of weekly service to be moved to accommodate changing weather conditions (homeowner notice will be provided).
- Contract allows for additional weekly service to be added if weather conditions require (Board approval required)
- Service schedule for Monday – Thursday is published annually, and service day changes every year for these days (e.g., Monday service day goes to Tuesday the next year, Thursday goes to Monday. etc.).
- Friday service schedule is established to support common area service and does not change year to year.

Shrub Pruning

- Shrubs that are blooming will not be trimmed.
- Shrubs are contracted to be pruned once every quarter (i.e., once every 3 months).
 - Fast growing shrubs will not look good unless pruned more frequently; this is a homeowner responsibility
 - Examples of these shrubs: Elaeagnus, Wax Ligustrum, Wax Myrtles.
 - Homeowner may opt out of having Rusticscapes prune their shrubs. (contact front desk)
 - Shrubs are pruned to match existing shape.
- Shrub pruning schedule is independent of other Front Yard services; it is not done by the mowing crew.

Mulch

- Annual application in February.

Fertilizer (Addresses lawn, flowerbeds and trees)

- Fertilizer applied 4 times per year. (Normal fertilizer applications – may vary)
 - Spring: 24-3-5 with pre-emergent (flowerbeds)

- Late Spring: 19-4-9 Insecticide/Fertilizer
- Summer: 19-4-9 Insecticide/Fertilizer
- Fall: 19-13-6 Fungicide/Fertilizer

TREES

Tree pruning is a homeowner responsibility; however, in October the Front Yard trees are trimmed to allow a clearance under the tree of six (6') feet to allow for maintenance of the yard.

SPRINKLER SYSTEMS

The Association provides hardware repair for the existing system components (including backflow arrester) except for the sprinkler controller. **This service does not include programming of the controller or any system modification.** All movement, addition or removal of irrigation hardware is the responsibility of the homeowner. Adjustment of the sprinkler system spray patterns is available but not more than twice a year.

AVAILABLE HOMEOWNER CONTRACTED SERVICES

Fees are negotiated with Landscaping Vendor (Rusticscapes) by Association.
 Questions regarding these services should be directed to Rusticscapes at 832-620-6529.

Use of these services requires sign-up at the clubhouse front desk **during sign-up period.** Overtime sign-up is a **homeowner responsibility**; notice is provided at clubhouse and via e-mail.

BACK YARD

- Mowing - Annual sign-up with monthly payments. Back Yard service provided on the same day as Front Yard. (\$40/month)
- Mulch – Sign-up during the month prior to Front Yard mulching.
 - (Brown \$50/cu.yd. / Black \$60/cu.yd.)
- Fertilizer – Sign-up during the month prior to Front Yard fertilizing. (\$35 per application).

SPRINKLER (Irrigation)

- Sprinkler – Winterizing of sprinkler system. (\$30 / Year)
- Sprinkler Operation Service (includes Winterizing). (\$75 /Year)

THIS MC GUIDELINE WAS RATIFIED BY A MAJORITY BOARD VOTE ON 2/10/20 .

 Board Secretary