

# **WINDSOR PARK HOMEOWNERS ASSOCIATION, INC.**

## **LANDSCAPE AND IRRIGATION MAINTENANCE & REPAIR**

### **SUMMARY OF RESPONSIBILITIES**

The following summary provides an overview of the Windsor Park Homeowners Association (HOA) and Homeowner landscape and irrigation responsibilities.

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#### **The HOA shall maintain the following for the COMMON AREAS:**

1. Main irrigation system
  - Ensure irrigation water, pump system and main piping deliver water to common areas and individual homes. Includes all maintenance and repair.
2. Turf sprinkler maintenance and repair
3. Plants and bedding areas – irrigation drip and emitter lines
  - Includes parks, open space, planters located on the street(s) and corners and townhomes
4. Turf maintenance and repair
  - Includes mowing, edging, clearing of clippings, preventative maintenance
5. Plants and bedding areas – includes trees, shrubs, and miscellaneous plantings
  - Seasonal pruning and trimming, includes townhomes
6. Weed abatement and removal
  - Weed spraying, manual pulling when needed, includes townhomes

#### **The HOA shall maintain the following for the PRIVATE LOTS:**

1. Turf maintenance and repair
    - Includes mowing, edging, clearing of clippings, preventative maintenance
  2. Turf sprinkler maintenance and repair
    - Irrigation sprinklers that water the grass are HOA-responsibility
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#### **The HOMEOWNER shall maintain the following for their PRIVATE LOT:**

(Excludes townhome owners)

1. Plants and bedding areas (irrigation) – Includes all drip and emitter lines
  - All flexible lines, sprayers and emitters that carry irrigation water to personal plantings and bedding areas are owner-responsibility. These lines are often a black, flexible tubing.
2. Plants and bedding areas (landscape) -Includes trees, shrubs, and miscellaneous plantings
  - Regular pruning to preserve health and appearance. Maintain clear walkways (front and back) by keeping plantings trimmed back away from sidewalks and fences. Plantings shall not encroach fence line. City of Fruita requires trees be raised (pruned) to allow an overhead clearance of nine (9) feet along streets and sidewalks.
3. Weed abatement and removal
  - Homeowners shall remove weeds as they sprout and keep landscape cleared of dead vegetation.
  - When using chemical weed killer, please be aware of and mitigate potential drift to neighboring plants/yard.
  - Includes removal of Elm tree volunteer sprouts. Elm trees are not allowed in WP.

## HOW TO REPORT AN **IRRIGATION OR** LANDSCAPE ISSUE

If you have questions or concerns, please email your concern to [info@hpmgj.com](mailto:info@hpmgj.com) Please include your contact information and as many details as possible.

If it is an urgent issue, such as a water-related concern that poses immediate risk to personal safety or property, please immediately follow up with a phone call.

- 1) For non-urgent matters, contact Heritage Property Management @ [info@hpmgj.com](mailto:info@hpmgj.com)
- 2) If your matter is urgent, please email as directed above and follow with a phone call to Heritage Property Management at (970) 243-3186. This number is manned 24/7.

### **Special Note:**

When contacting Heritage Property Management, email is preferred as it documents communication. Please do not hesitate to call if you do not have access to email or if it is simply your preference.

Heritage Property Management has a 24/7 answering service.

## APPLYING THE, ABOVE MAINTENANCE RESPONSIBILITIES

Your lawn sprinkler is stuck "on", it did not shut off at the end of timed watering cycle.

Please report the issue to HPM, as the repair is *HOA-responsibility*.

The drip line watering your personal planting is stuck "on", the water did not shut off at the end of timed watering cycle.

Please report the issue to HPM as the repair is *HOA-responsibility*.

You notice a dry patch of turf in your yard.

Please report the issue to HPM, as the repair is *HOA-responsibility*.

Your lawn was not mowed on the designated lawn maintenance day.

Please report the issue to HPM, as the repair is *HOA-responsibility*. Please note that if your lawn was not cleared of pet waste or other items such as furniture, toys, etc., mowing of your lawn may be skipped for that week.

You notice your rose bush or other planting is not thriving and you suspect it may not be getting water.

Please troubleshoot the issue by confirming all other plantings are receiving water. If all other plantings are not receiving water, please report the issue to HPM, as the repair is *HOA-responsibility*. If the other plantings are receiving water, investigate your emitter and tubing for malfunction, as repair/replacement is Owner- responsibility

You notice your shrubs along your fence have grown to extend through the slats.

Please trim back plantings from fence-line, as this is Owner-responsibility.

You notice weeds have begun to pop up in your bedding areas.

Please pull weeds, as this is Owner-responsibility. If you apply weed killer, please *remove* dead vegetation.

You notice pedestrians often crouch to avoid hitting their head on your tree when walking on the sidewalk or street.

Please maintain your tree at a height that allows clearance of nine feet, as required by the City of Fruita.