

# HARPER'S



# PRESERVE

2023

## FRONT YARD MAINTENANCE PROGRAM

**THE HARPER'S PRESERVE COMMUNITY ASSOCIATION INC. ("HOA") HAS PREPARED THIS COURTESY NOTICE OF SUMMARY INFORMATION TO ENCOURAGE THOSE INTERESTED IN HARPER'S PRESERVE TO START TO BECOME FAMILIAR WITH SOME IMPORTANT OR HELPFUL INFORMATION ABOUT THE COMMUNITY. ADDITIONAL INFORMATION MAY ALSO BE FOUND OR UPDATED PERIODICALLY AT [harperspreserve.com](http://harperspreserve.com) OR BY CONTACTING THE HOA MANAGEMENT COMPANY.**

### General Information

The Harper's Preserve HOA community provides mandatory front yard lawn and landscape maintenance for all homes in 2023. This service is authorized per the First Amended and Restated Declaration of Covenants, Conditions and Restrictions (the "Restrictions"), Article V, Section 5.06. as established by the Board of Directors and subject to renewal for the following year on an annual basis.

The Front Yard Maintenance program provides significant benefits to each property owner and to the Harper's Preserve community as a whole. Some of these benefits include: uniformity of maintenance both in style and appearance as well as the schedule by which all residential properties are maintained, increased street appeal and convenience to the property owner.

The Front Yard Maintenance program will be administered by the HOA, through the Harper's Preserve Managing Agent at LEAD Association Management. The maintenance services for the current year will be provided by Westco, a full service landscape management firm that will also be maintaining the community's common areas for the HOA in the current year.

### 2023 - Front Yard Maintenance Program Summary

Front Yard maintenance includes:

- Mowing, edging, weed control and fertilization of the lawn area on a schedule of 42 trips a year. Schedule information is available through LEAD Association Management and is posted on the Resident Portal in the seasonal calendar. Rear Yard maintenance service is not provided and will remain the responsibility of the Owner. Westco does not provide services for any additional work or maintenance within the back yards so Owners will be required to either perform the rear yard maintenance or hire appropriate landscape Maintenance Company to handle.
- Three (3) weed control and three (3) lawn fertilization applications.

- Front yard landscape shall include monthly trimming of the plants and shrubbery (excluding trees), monthly bed area weeding, and one mulch application per year. Shredded hard wood mulch is used. Black mulch, while attractive, is not an appropriate long term material and can cause problems to Owner's landscape plants and concrete areas as it is dyed and made up of several wood by-products.
- Any landscape, irrigation and lawn materials that require replacement will be the responsibility of the Owner.
- The HOA has been granted an easement across all lots under Section 9.03 of the Restrictions to perform Front Yard Maintenance (as defined in the Restrictions).
- Owners will be billed in advance on a quarterly basis for the Front Yard Maintenance program and the 2023 quarterly cost is \$174.00 per lot.
- HOA Front Yard maintenance will generally take place Monday - Friday from 7:30 a.m. to 7:30 p.m. (weather permitting). Saturday is a back-up day for inclement weather and schedule adjustments. While these days are the planned days, if weather is a problem, alternate maintenance days may be necessary.
- Residents whose houses have driveway gates will need to allow access on the scheduled service days by leaving the driveway gate open and/or unlocked. If the crew cannot access the front yard on maintenance day, they will leave the resident a note and will return the next scheduled trip. Should a Front Yard maintenance trip be missed due to access issues, no makeup trips will be and no proration of the quarterly assessment will be done.

## Owner Responsibilities

The following is a list of some of the things that the Owners are required to do to help make this program successful and cost effective for all Harper's Preserve residents:

- Please keep all vehicles, toys, and water hoses, pets, and all other objects away from Front Yard landscape maintenance areas. Any damage which may occur to these items is the responsibility of the Owner.
- Monitor your irrigation system so that all areas are not too wet or too dry. The Front Yard maintenance program does not include maintenance or repairs or adjustments to irrigation systems on individual lots.
- Please do not water 24 hours before landscape maintenance day to minimize yard damage. Yard equipment rutting can occur from overwatering. Any such damage shall be the responsibility of the Owner.
- Please provide unfettered access to all front landscape maintenance areas.
- The Front Yard Maintenance program does not include seasonal flower installation/replacements. Owner shall be responsible for all seasonal flower installation/replacements.
- Report any problems immediately to the HOA management company.

- The Front Yard Maintenance Program does not include tree trimming or tree replacement. Owner shall be responsible for all tree trimming and replacement
- Backyard service is not provided and will remain the responsibility of the Owner.
- Residents who live along Harper's Way in West Village and Harper's Trace in East Village will need to allow access on the scheduled service days by leaving the driveway gate open and/or unlocked.
- Some helpful tips on yard maintenance which should enhance the health and appearance of front lawns and landscaped areas include:
  - Fertilization Schedule: February; April (applied by the HOA); July (applied by the HOA); October (applied by the HOA)
  - Apply a slow release balanced fertilizer with appropriate weed control
- Watering Tips
  - Water in the early morning
  - Avoid watering in the heat of the day (11am to 5pm).
  - Best time to water is between 3:00 a.m. to 8:00 am
  - How long to water:
    - Normally, turf and landscapes in this area do fine with 1-1½ inches per seven-day week when daytime temperatures are in the 70s and 80s.
    - As daytime highs hit 88-92 degrees, you can increase that to 1-1½ inches every four to five days.
    - When temperatures exceed 93 degrees consistently (normally between July-August), 1-1½ inches every two to three days.
    - Every irrigation system is different. In general, you can achieve 1-1½ inches of water by running sprays zones for 5-10 minutes and rotors zones for 20-30 minutes.
- Turf Weed Control Program
  - The HOA provides a basic weed control program. Due to the construction and the age of the lawns, it will take several seasons to get the weeds under control.
  - The weed control is applied with the fertilizer in April, July and again in October.
  - Homeowner can pick up weed control products from a local garden center that target specific weeds they have trouble with. They need to apply the product according to the manufacturer's instructions. To avoid additional stress on the turf, wait 4 weeks after the HOA's application to apply additional weed control products.

**NOTE: Please keep all vehicles, toys, and water hoses, pets and all other objects away from Front Yard landscape maintenance**

### In the event of Front Yard Maintenance Issues:

- Resident shall complete work order request form (form can be found under <http://www.harperspreserve.com/harpers-reserve-front-yard-maintenance-work-order-request>) and submits online (which is emailed to Management Company)
- Management Company reviews the information to ensure sufficient information has been provided.
- Management Company processes complete work order form to Westco, who will reply with a case number
- Westco will assess, investigate, and/or repair the items addressed in work order.
- Westco will provide reply to Management Company with their findings and/or completion of work order.
- Management will reply to Resident and close out the work order.

### Courtesy Notice

**THIS IS A COURTESY NOTICE AND MAY NOT CONTAIN ALL INFORMATION OR INCOMPLETE INFORMATION ABOUT THE FRONT YARD MAINTENANCE PROGRAM. THE PROVISIONS OF THE RESTRICTIONS (AS EACH MAY BE AMENDED) AND THE DECISIONS, POLICIES, ACTIONS (AS SUCH MAY BE MODIFIED) BY THE HOA BOARD OF DIRECTORS AND THE HOA MANAGEMENT COMPANY (INCLUDING YARD MAINTENANCE) SHALL SUPERCEDE ANY INFORMATION CONTAINED HEREIN. INFORMATION IS SUBJECT TO CHANGE WITHOUT NOTICE OR REVISION HEREOF.**

For more information about the Front Yard Maintenance program, please contact the Harper's Preserve HOA Management company, LEAD Association Management at [csm@lead-inc.com](mailto:csm@lead-inc.com) or (281) 857-6027.

Welcome to Harper's Preserve. . . . Near Everything!