

COMMUNICATION TO SIENA OAKS RESIDENCES
(Must be communicated)

Changes that will affect our lawn services in 2025

LAWN CARE SERVICES

1. RED AND BLUE REFLECTORS & WHAT THEY MEAN NOW!

a. The Red and Blue Reflectors

a. Red – No fly zone.

- **Nothing is to be done** in the front or backyard.
- Must be **zipped tied to the front lamp post facing the street.**

b. Blue – No Chemical – Fertilization or weed control.

- **Nothing is to be done** in the front or backyard.
- Must be **zipped tied to the front lamp post facing the street.**

c. The HOMES that back up to the RETENTION LAKE that display a RED and or a BLUE 3-INCH DIAMETER REFLECTOR displayed in the REAR/BACK of the home will receive NO SERVICE in the BACK of their property.

- Please note that the Lawn Service may not be entering through your gate so place the **REFLECTOR** so that it will be seen from the side area as they may enter at one of the other ends of the property
- Lawn maintenance **will CONTINUE to be provided** along the **COMMON AREA** around the **ENTIRE BOTTOM** of the **RETENTION LAKE** regardless of the **display of any Reflectors.**

2. **Mowing, Edging, String Trimming, and Blowing (front & backyards)** will be on Thursday with Friday as a **weather backup** day.

3. **Mowing Height** will typically be **3 – 3 ½”**

4. **Gates** must be unlocked and open to **90 degrees to allow 36” mower access to backyards.** If your **gate DOES NOT OPEN to 90 degrees** you will receive no service

5. The **schedule** is as follows:

- January 2025: 2 visits, **February 2025: 2 visits, March 2025: 2 visits, April 2025: 4 visits, May 2025: 4 visits, June 2025: 4 visits, July 2025: 4 visits, August 2025: 4 visits, September 2025: 4 visits, October 2025: 4 visits, November 2025: 2 visits, December 2025: 2 visits,**

EDGING

1. The **front and back of all residential property and common areas** will be **Edged each mowing**.
2. Vendor shall **edge all tree rings, plant beds, buildings, sidewalks, ditches, poles, fences, transformers, water meter covers, driveways, parking lots, playground boxes and other surfaced areas bordered by grass** on each scheduled mow day.
3. All voluntary **growth in cracks in sidewalks, roadways and curbs** shall be cleared of all growing vegetation. The **curb shall be sprayed with an ALL VEGETATION KILL**, but **shall not discolor the curb, walkways, or sidewalks**

STRING LINE TRIMMING

1. String Line Trimming shall be done in the **front and back of all residential property and common areas** at time of each scheduled mowing.
2. Areas to be String Line Trimming will include any **lawn adjacent to poles, signs, trees, walls,** and all other obstacles. Perform trimming shall be to the **same height at mowing**.
3. All **plantings around air conditioner/heater pump units, generators, water Indexing valves,** shall be **trimmed so as not to damage** or obstruct the operation of the unit.

SHRUBS, HEDGES, and TREE SERVICES (up to 8 ft)

1. **Pruning of All Shrubs, Hedges, and Ornamental Trees (up to 8 ft)** to be performed monthly. (**Front and Back of all residential property and common areas**) All **pruning cuttings** will be **removed from monthly trimming**.
2. **Back Yard Hedges** will be trimmed to **8 feet**. **Hedges above 8 ft must be maintained by the homeowner at their expense**.
3. **Bed Chemical Weed Control, monthly**.
 - a. Contractor shall maintain **shrub beds reasonable free of weeds**. Use of recommended, legally approved herbicides to control weed growth.
4. **Perimeter Hedges – Area 51 - “A”, “B”, & “C”**
 - a. The **Perimeter hedges** behind the **Estate Homes** will be trimmed to **8 Feet**. Hedges in **Area “B”** that start towards the **West** at Allamanda Drive in **NPB & Area “C”** will be trimmed to **10 feet**.
 - b. The **Hedge** located behind the property of **10270 PBG** and **920 Evergreen Drive, NPB** shall be **maintained at 12 feet**.

5. OWNER AWARENESS

Dead plants or plants in a state of decline shall be brought to the owner's attention. Any damages to the system caused by the contractor's equipment or carelessness while carrying out maintenance operations shall be repaired without charge. **Faulty equipment, vandalism, or accidental damage caused by others shall be the responsibility of the Homeowner.**

FERTILIZATION (Front Yards Only)

1. **All residence & common lawn areas shall be fertilized three (3) times a year.**
 - a. The **schedule is as follows:**
 - **First application in early spring to stimulate growth.**
 - **Second application in the summer to sustain growth.**
 - **Third application in late fall to establish a hearty root system for the dormant period.**
2. **Fertilizations shall be applied to the front lawn area and half-way along the side of the home and/or up to the side gate.**
3. If the **homeowner wants the back yard to receive fertilization**, the homeowner can **establish a contract** with the subcontractor vendor **AND BE BILLED DIRECTLY** for this **additional service**. Please notify the **Siena Oaks Property Manager** and he will coordinate with our vendor to start your service.

CONCRETE/HARD SURFACES WEED CONTROL (Front of Home)

1. **Service to be provided every 6 weeks.**
2. All **residence & common lawn areas** shall receive **Chemical Concrete Hard Surfaces Weed Control in the front of the home.**
 - a. This shall include all **concrete surfaces, driveways, sidewalks, walkways, pavers, curbing, and concrete road swales** drainage areas in front yards.

IRRIGATION CHECKS

1. **NO IRRIGATION CHECKS** will be performed at **residential homes**.

- 1) It is the **homeowner's responsibility to check and maintain their watering schedule and equipment**.
 - The **HOA will continue** to be responsible for **replacement of sprinkler heads only**.
 - As per **HOA Declarations (Article VI, Section 2)** **maintenance, repair or replacement of any other portions or parts of a Units sprinkler system**, is the **responsibility of the Unit's Owner**.
 - If a **Unit Owner fails or refuses** to make **required repairs or replacement** of their sprinkler system, **except for sprinkler heads**, after **reasonable notice** from the Association to do so, the **Association** may enter upon said Unit and **perform such required work to the sprinkler system**; and the **cost thereof, plus reasonable overhead cost** to the Association (**which shall include property managers time**), shall be a **Special Assessment upon such Unit Owner**.
(Article VI, Section 2)

ON SITE CREW LEARDER

- 1) The **Crew leader** will **supervise the job to ensure that top-quality standards** are met. **Each home** will be **inspected as work is completed on the day of service**. The **Crew leader** will assist the crews to maintain a high standard of service. The **Crew Leader** will also communicate with the **Property Manager** noting any homeowner issues or discrepancies identified during the Lawn Maintenance Cycle.