

Creekside Homeowner's Grounds Policy

Revised November 2022

The specifics of our grounds maintenance policy, as established in our bylaws, have been subject to interpretation by our various Boards over the years. Because our current and recent Boards have taken a proactive approach to some of our Creekside landscaping issues, a decision was made to put a policy in writing for our homeowners to reference. This information can help guide you in your personal landscaping decisions.

Contractual Services for Ground Maintenance provided by HOA

Contract Coverage – April 15th – November 15th, weather permitting

- A) Spring clean-up will begin Mid-April, weather permitting: Hand rake all turf, shrubs, planting beds and other landscaped areas. Mow turf areas as needed. Cultivate and edge all planting, and shrub beds as required. Power edge all walkways and adjoining turf areas.
- B) Lawn Enhancements: Spring and/or fall aeration and over-seeding of grass.
- C) Seasonal application of pre-emergent crabgrass and weed killer, lawn fertilizer, and grub control. Additional pest control is the responsibility the homeowner.
- D) Routine Lawn Maintenance: Lawns will be mowed once per week, as required throughout the growing season and as weather permits. Walkways and planting beds will be edged and trimmed as needed.
- E) Shrubs, planting beds, and tree crowns: Shrubs, planting beds, and tree crowns will be cultivated and neatly edged (2) times per season. Spot weeding of planting beds shall be done by hand pulling or cultivation as needed.

Ground cover and perennials: Ground cover will be trimmed twice per season and ornamental grasses will be cut to crown level at the appropriate time of year. Applicable perennials shall be trimmed and removed at the plant crown level, as required.

Pruning and trimming: All deciduous and evergreen shrubs and trees shall be trimmed each growing season at the proper time of year for specific varieties of each plant. Hedges shall be trimmed (2) times per season during the appropriate month(s), as weather permits.

Tree care: Trees up to 10 feet in height with no more than 8” caliper shall be pruned to eliminate dead, diseased, or damaged wood. All trees shall be fertilized, at a minimum, once during early spring with granular fertilizer. A second application of fertilizer may be applied in the fall.

F) Fall clean-up will begin late October/Early November and will include raking of leaves, removal of debris from landscaped grounds and a last mowing to be cut to 2”. Cleanup will end mid-November as weather permits.

Shrub and Tree Replacement

The Association covers the costs for removing and replacing dead and dying trees and shrubs in the front and street facing side of the property. The Association’s cost for shrub or tree replacements is subject to a maximum, however, homeowners may elect to pay additional costs associated with purchasing larger or more expensive varieties. Maximum for each shrub is \$75 and \$200 for trees. Backyard plantings are the responsibility of the homeowner. After trees and shrubs have been planted, it is the responsibility of the homeowner to keep them properly watered and cared for. Plantings that have been previously replaced but did not survive become the responsibility of the homeowner.

Vegetable Gardens

Vegetable planting is prohibited in any area throughout the association.

Backyards

Within reason, you are free to landscape your backyards according to your personal preferences. In all areas, however, front or back, you must submit a plan to the board for permission to install all hardscape, including decks, patios, or any other architectural constructs. In addition, major alterations to planting beds in front of properties or areas visible from the sidewalk or street require prior approval/permission from the Board of Directors.

Composting

Composting is allowed on your property with the purchase of a commercial composting bin. The bin must be located in an inconspicuous spot, preferably at the back of your property.

Yard Waste

Our landscaper will collect yard waste each week on the same day that they cut the lawns. Please place your yard waste at the curb the day the grass is cut. You can place the waste in a small garbage container that can easily be dumped by hand, paper lawn bags, or bundles of large branches.

Do Not Trim

If you prefer to do your own moderate trimming of shrubs, bushes, ornamental trees, or flower beds, you may request flags from the Director of Grounds for you to place by the area(s) you would like to indicate as “Do Not Trim”

In the event a property becomes overgrown, the Homeowners Association reserves the right to trim large bushes or trees touching buildings or roofs or overhanging the sidewalk. This also includes any trees which prohibit sunlight for grass growth.

Grass

Grass is difficult to grow in shady areas where sunlight is mostly nonexistent. In those areas, after attempts to seed have failed, an alternate solution may be agreed upon with the homeowner. When new grass seed, sod or groundcover is planted on your property, you are responsible for watering it sufficiently to promote root development and growth.

If you plan on being away for any length of time, please make suitable arrangements with friends or neighbors to keep the grass properly watered. In the event that new grass seed, sod, or groundcover replaced by the association has died due to insufficient watering by the homeowner, new seed, sod, or groundcover will be replanted at the homeowner's expense. Advanced notice will be given to the homeowner detailing the cost to replant.