

From Our Landscaping Committee Co-Chairperson, Diane Gallagher

Homeowners,

To answer many of the questions of our homeowners, especially those who are new (or new to the landscaping regulations), we thought it would be a helpful idea to list some of the answers to questions we've been asked and misconceptions we've heard, along with the regulations that guide our landscaping program activities. First let me say that any time you have a question, please feel free to email me at dianejg@comcast.net. [Or Jerry Schmier, our other co-chair at CFalo@comcast.net]

JML AND THE INDIVIDUAL H.O.G. HOMEOWNER

JML has a contract with our H.O.G. Association. JML deals directly with Community Management Professionals, LLC (our property management company, "CMP") and the H.O.G. Landscaping Committee. We ask that all homeowners respect this and refrain from calling JML directly. There is only one instance in which homeowners can legitimately contact JML directly: those homeowners who would like to customize their lot *at their own expense* by paying for special upgrades or design on their own property. [NOTE: A brief description of your plan must be submitted to CMP in an "Alteration Request Form" and approved prior to contracting with JML or any other landscaping firm.]

Please do not stop the landscaping crews for advice or planting questions. They are on a specific schedule to get your property in good shape and only have so much time. They are terrific people and would stop with a smile; however, they then call us anyway for authorization. Any such questions or requests can be handled by a Landscaping Committee member. If they can't help, they will contact me or Jerry for assistance. Calling JML or stopping the landscaping crews to ask questions or for a specific action could result in a special consultation fee to the Association. If you incur an extra expense for the Association for an individual service by JML, the cost will be passed along to you to pay. We've got a budget to mind and a lot of work to manage!

JML AND THE ASSOCIATION CONTRACT

The specifics of our contract with JML require them to:

--Provide maintenance care and housekeeping of all plantings and lawns in the front (and some side) exterior landscaped areas, **but specifically excluding rear building plantings and shrub beds**. Rear building plantings, shrubs and trees are the responsibility of each homeowner.

--Cut the lawns in the side yards and rear of the H.O.G. properties, including common areas.

-- Periodic tree inspection for disease, insects etc. And periodic spraying of front/side trees and bushes for tent worms and insects. If you have tent worms, most likely this will be taken care of without your knowledge.

--Trim common and ornamental trees, evergreens and shrub beds once to 2 times during the season, at the proper time for each variety. [NOTE: JML employs a trained arborist that guides

this maintenance program.] The trimmings are timed to permit growth. So if you see your tree ignored and another trimmed this may be the reason.

--Fertilization of lawn areas. When you see clippings in your grass during a fertilization period, it will be removed the next day. Following industry standards, all soil is tested for nitrogen, phosphorus and potassium needs. Crab grass, broadleaf weed etc. are sprayed in early spring.

--Perform a spring clean up to include:

- Remove all tree and shrub branches broken and hanging from trees or shrubs.
- Remove collected winter litter, leaves, nuts fruit residue etc.
- Remove all expired vegetation (shrubs and trees) and weeds from all ground and shrub beds and tree circles that have been planted by the Association.
- Provide mulch to level of 2 inches throughout community.
- Trim all high weeds from hillside 15 feet up the hillside. [NOTE: Ground cover on the hillside is not cut. We ask all homeowners to refrain from planting ground cover. It grows extensively and overtakes the property causing a 'weedy and overgrown look.' ANOTHER NOTE: **The Association does not pay JML to plant groundcover; therefore JML will not remove groundcover on individual properties!**]

--Perform a fall clean up to include:

- Remove all debris lying on the ground that could damage the grounds by remaining all winter
- Remove all weeds from banks that are above ground cover
- Do general lawn maintenance
- Perform fall planting at the direction of the Landscaping Committee (NOTE: most of our planting for new trees, shrubs, etc., is done at this time because the winter accumulation of snow and the spring rains provide a good start for new plantings.)
- De-thatch and/or plug lawn areas if necessary
- Clear vegetation necessary

JML is responsible for damage done to property caused from mowers, blowers etc. Please call CMP (412-279-9280, Sarah at ext. 260) with issues, if you cannot reach us. This should be reported ASAP.

What JML is not responsible to do:

JML is NOT responsible to pick up items such as cigarette butts, plastic bottles or litter or blown garbage, etc.

JML is NOT responsible for tree or plant trimming, tree removal, vegetation and anything on the rear hillside. There are small exceptions to this general rule, however. Please call with questions. [NOTE: Large trees in the rear of your home can be removed at the homeowners expense, if prior approval has been granted by the Landscaping Committee. JML contracts this work out to a tree service which can give you an estimate on tree removal. More information can be provided by Landscaping Committee or CMP.]

Tent worms, spraying, etc. is NOT covered in the back of the home. A special request for this may result in a homeowner charge.

JML will NOT provide any kind of wasp or bee control and mowing may be delayed for ground bees. A homeowner may address these problems (at his/her own expense) by pouring an insecticide directly into ground (do this at dusk or evening). There are several websites on how to get rid of these bees. Garden centers will also direct you. You may also contract with a pest control firm.

HOMEOWNER RESPONSIBILITY

Each homeowner is responsible for maintaining any plants (annual, perennials, shrubs, trees, etc.) that the homeowner planted him/herself either as his/her annual planting bed development or as part of an approved redesign of his/her landscaping.

Each homeowner must remove or trim back in a timely fashion (seasonal) any bulbs, grasses, plants, and beds that he/she plants. If the property is leased by the homeowner to a renter and the renter installs plant life, the homeowner is responsible for informing the renter regarding these landscaping rules and enforcing compliance with them.

Any planters or planting containers must be removed if empty or if the flowers have died (in other words, no empty planting containers are permitted, any time of year). All planters must be removed from property exterior areas by November 1 of each year (Exception: a planter that contains an evergreen approved by the Landscaping Committee may remain outside year round).

Homeowners are responsible for repairing damage done to lawns by their pets and cars. This repair work includes re-sodding or reseeding, fertilizing and watering until the lawn is restored to the approved condition.

Homeowners are responsible for watering new plantings (perennials, trees, shrubs) that they receive from the Association each year. Every new plant needs daily (or at least multiple times per week) watering for the first year of its life in your yard!

LANDSCAPING COMMITTEE CHAIRPERSONS

We do a neighborhood walk thru in early spring to assess each individual property. Dead plants, trees, or non-healthy landscaping is then reported to JML to remove in the spring. The Landscaping Committee or a member of it then does another walk to make sure the list from the previous walk has been performed by JML. These walks are repeated in late summer and fall to assess for the fall planting and next year's budget needs. We invite any member of the Landscaping Committee who has not joined us to come along. Any homeowner wanting to know when we make these walks so you can discuss landscaping on your property with us individually, please call or email; we will be happy to let you know when we will be by.

We have had a great success this year in plant survival, thus allowing us to concentrate on removing some of the trees which have reached the end of their life cycle, as well as replanting trees this fall. Such major tree and planting projects are determined by budget balances. Our budget is very healthy; however, our community's "aging" has increased the needs for repairing and replanting trees that are over the age limit beyond our ability to fund all tree replacements within a single budget year. That is why it is so important for all homeowners to be pro-active

and report something that looks like it may be dying early. Finally, if your tree request is not addressed immediately, it will be put on the list.

Water, water, water, consistently regardless of rain... that's how you must treat new plantings.

No guidelines on landscaping here in our community would be complete without **a word of caution about pets**. The chemicals and acidity in pet urine and feces ruin our lawns. Please water your lawn if you curb your pet in your own yard, especially in dry weather! Also, per our Association's Pet Rules, you must not curb your dog in other homeowners' lawns ever! In addition to the damage done to other people's lawns, your pets could be damaging expensive bushes and plants. Remember, leash always, curb at common areas or your own lawn only, water lawns behind your dog always!

If you have a specific request for a specific plant replacement, we are happy to try to accommodate you providing the work can be covered by existing funds in the budget. However, should you want something special and it follows our guidelines (some choices may not be suitable for the soil, size, sun coverage, which means that landscapers won't warranty them for climate appropriateness), you can make up the cost difference of this allowance. We highly encourage individual taste and flowering bushes. They look so beautiful in bloom.

We try to answer every question in regard to issues, emergencies, tree guidelines with an immediate response. If we do not contact you in a timely fashion, please feel free to email us again. If we have your information, we will not forget you and will get to you as soon as the landscapers can. They do a great job at this. Their time response to my questions has always been within a day or two to date.

SUMMARY

In most situations the general rule is if you purchased and plant it, you care for it; and although it is not in the warranty coverage for JML, it is usually under a warranty where you purchased. The Association does not pay, reimburse or care for those trees, shrubs, flowers not planted or purchased thru the Association.

Any consultations, requests for plantings must go thru the Landscaping Committee who will then forward to CMP if necessary. If you prefer, you can also go through CMP first. Individual purchase of items by another landscaping company will not be reimbursed or maintained by the Association's contract with JML.

Planting flower bulbs, your own flowers in designated areas **does not** require an authorization. It does require you to care for them. and discard seasonally.

An "Alteration Request Form" (AR) is required to plant a tree or bush on your own. (Again, we don't want you to plant a bush that will grow 3 times the size of the space; or plant a tree that will die in a month due to climate; or plant ground cover that will choke out Association inventory.) Very few ARs have ever been denied because we encourage homeowners to upgrade and maintain the exterior appearance of their properties. Getting approval and the accompanying consultation will save you time and money in the long run, especially if you have contracted with JML. They know their business.

I hope this has helped clear up any questions and concerns; and again, we are always available to answer the questions we can. If not we will find someone who does know.

Respectfully submitted
Landscaping Chairperson
Diane Gallagher / Jerry Schmier