

Avalon Farms Homeowners Association

Landscape Communication – Spring/Summer 2011

In line with our ongoing effort to assure our community continues to be a beautiful place to live, the following is a list of personal property landscape expectations for all of us to pay attention to:

Lawns –

- Lawns need to be cut weekly, as our common areas are maintained, except of course during periods of exceptionally slow growth.
- A multi-step weed and feed program needs to be performed either professionally or by homeowners, again as our common areas are maintained.
- Due to the open nature of our community, rear and side yards need to be maintained to the same standards as front yards.
- Realizing the difficulty, homeowners are asked to limit mowing of lawns on Sunday when possible.

Beds –

- Plant beds around homes should be edged, weeded and mulched (with brown cedar or similar mulch) to provide a fresh appearance.
- Dead shrubs should be replaced with compatible plantings.
- Shrubs should be properly trimmed and fertilized to promote good health and appearance.
- Due to the open nature of our community, rear and side yard beds shall be maintained to the same standards as front yards.

Hedgerows –

- Hedgerows are an integral part of the community and should be maintained as a common element. Therefore, consistency in their care is important.
- In high community visibility areas, height should not exceed 6-8 feet. However, locations that do not interfere with the general aesthetics and are not deemed unsightly may exceed that height assuming the hedgerow is maintained in a uniform, groomed manner.
- Homeowners should work together to maintain trimming etc. of shared hedgerows.
- Replacement of dead or missing bushes along lot lines should be replaced with like kind and quality, the cost split 50/50 with each homeowner or the HOA as appropriate.
- Hedgerows should be edged, weeded and mulched in accordance with the same standards set throughout this document.

Interior trees –

The HOA has determined that the trees lining the streets within Avalon Farms (those within 12 feet of the curbing) are treated as “common elements” of Avalon Farms. The trees on homeowners’ property remain the responsibility of the homeowner for care and should be properly ringed (4’ diameter) and mulched to provide a consistent look as one drives through the community.

Important clarification points –

- To maintain consistency throughout the community, use of brown, treated cedar mulch is requested.

- Lot lines – In most cases, homeowner’s property lines run to the street curbing. While this may be outside of a hedgerow, proper care for the lawn area and respective trees remain the responsibility of the homeowner.
- While we have seen improvement and cooperation, it is essential to pick up after pets and avoid using the natural ways and islands as pet urination areas. Sod areas are particularly sensitive to staining and yellowing.

We have had occasional deficiencies in some areas. The intention of this communication by the Executive Board is to provide clarification for all homeowners on several key maintenance items. We as homeowners have all agreed to uphold and abide by these requirements as part of our commitment to the bylaws and rules and regulations of Avalon Farms. Your ongoing effort in helping to maintain these standards are sincerely appreciated. Please feel free to contact any member of the EB for additional assistance.

Avalon Farms HOA EB