

District 1 Landscaping Maintenance Standards

Mission Statement

Leisure World Arizona is dedicated to keeping our community beautiful. We provide regularly scheduled maintenance and other important services throughout the year.

Landscape Duties and Responsibilities

Common Area Landscape Maintenance

The common area includes the rock shrubbery border, grass and rock areas outside the walls of a manor.

Grass

Leisure World Landscape mows the grass in District 1 on Tuesday and Wednesday during the mowing season. Please note that this schedule is dictated by the weather and subject to change.

If it storms, significant damage is likely, forcing members of the Landscape crew to be diverted from their daily routine to assist in the cleanup throughout the community. The same applies for any large Leisure World projects that emerge.

Grass will be mowed at 3 inches throughout the mowing season from March 1 to November 30.

Edging, blowing and string trimming are done in conjunction with mowing. Edging and string trimming are done before the mowing and then followed by blowing. This allows for a beautiful and effective cleanup.

We will fertilize the lawns 3 times a year: Once in the spring, once in the summer and once in the fall. Weeds in the grass will be sprayed as needed. But we will control the weeds all yearlong with pre-emergent and post-emergent herbicides.

Plants

Each manor will be trimmed 3 to 4 times a year. We will post a schedule on www.lwca.com in the Administration Building and in the Landscape Office. Bushes or shrubs that cover the sidewalks, driveways or walkways OR causing stucco damage, will be trimmed as needed.

Tree trimming in District 1 will be contracted out. CITRUS TREES WILL NOT BE TRIMMED unless they are blocking mower traffic, sidewalk or driveway access, or causing stucco damage.

Palm trees will be trimmed once a year in June and July. This work will be contracted out.

Trees that are dead will be identified and removed by an outside contractor. To maximize efficiency, we will add them to a “dead tree” list and have a contractor come out at a daily rate and remove all trees on the list at one time.

Plants and shrubs that are on the approved plant list will be trimmed. Please note that anything else is the homeowner’s responsibility to trim. Moreover, anything above 5 feet will not be trimmed. A manor is allowed to have a bush over 5 feet but if they do, assumes responsibility for trimming the plant.

In the spirit of keeping a vibrant, colorful community, plants in the District with blooming flowers will not be trimmed unless they are growing over sidewalks, driveways or walk paths. In this case, they will be trimmed back to the edge of the concrete but not off the top.

Plants that are dead around manors will be dug up and replaced by the Landscape crew after consulting manor owners on the replacement plants.

The Red Ribbon Program: If you have a plant you don’t want trimmed, please inform the Landscape Office and request some red ribbon to attach to the plant. Our Landscape crews will not trim well-marked plants with the red ribbon. Also, if you no longer want to be responsible for trimming a plant, please inform the Landscape Office.

Irrigation

We have two irrigation technicians assigned to the District. Issues with irrigation should be reported to the Landscape Office. Potential issues include line breaks, broken heads, heads out of adjustment or any other water issues. These will be handled as a top priority. We will produce a work order to keep track of them.

Lawns will be watered from March 1 to November 30. Barring rainy days, each manor is watered 4 to 5 times a week. To facilitate a cleaner cut and less wear and tear on equipment, water will not run in grass areas on days that mowing is scheduled. Irrigation will run between 20 and 40 minutes for each station. This varies depending on the location and how much water is needed for wet and dry spots.

Water on the grass area will be turned off between November 30 to March 1. Water will run during the winter as needed based on weather and temperatures.

Plants and trees will be watered year-round. The water will run between 15 and 45 minutes 4 to 5 times a week.

Forms

Work Order Form

We want to have an accurate record keeping system to ensure the concerns of residents are properly addressed and in a timely manner. Filling out a work order is the best way to make sure a requested project is approved and on the Landscape Department's priority list. We are unable to do a project on a manor without a work order. Unfortunately, verbal requests to Landscape crew members are not sufficient or considered official for processing.

Landscape Request Form

If you have a desire to redo the landscape around your manor, a Landscape Request Form must be filled out. Once a completed form is submitted, it will need to be approved from the District Manager, Landscape Director and the Community Manager.

The manor will be responsible for paying for the cost of taking out live plants and the replacement shrubs, bushes, rocks or any other issues that may arise.

Dead plant removal and replacement is charged to the District 1 reserve funds. Any plant being replaced will need to be on the Approved Plant List. Nothing will be planted in the grass common areas. The Landscape Department will replant up to 3 plants for your manor. Additional plants will incur a \$30 dollar/hour charge with a minimum of 1 hour. A manor also has the option to hire someone for planting.

Limited Common Areas

All manors are responsible for maintaining their limited common areas. The Landscape crew will not be responsible for the landscape in these areas. The definition of the footprint of a manor's limited common areas can be found in the appendix of the CC&Rs-Condo.

Adopted by District 1 Council – November 14, 2018