

Lawn and Yard Care Standard Operating Procedure

Snowdens Mill Homeowners Association (SMHOA)

In order to help preserve the appearance, respectability and value of the financial investment of the homes in our neighborhood, the SMHOA Board of Directors has developed FOR YOUR GUIDANCE a set of minimum standards regarding yard maintenance of the homes and landscaping. The intent of the document is to provide a uniform and consistent measurement for when the BOD may be required to address inadequate maintenance or upkeep of lots. IT IS OUR HOPE THAT THIS WILL ASSIST YOU IN MAINTAINING THE APPEARANCE OF YOUR LAWN & LANDSCAPING FOR YOUR & ALL HOMEOWNERS.

Each Owner and/or Renter is responsible for the normal upkeep of their yards, including watering, weeding and mowing, pest control, maintenance of foundation and ornamental plants and the routine pruning and cutting of shrubs/trees, timely removal of leaves and other lawn debris. Failure to correct the following issues is considered to be a violation of the SMHOA Covenants, specifically, Article VII: Exterior Maintenance, Section 1. ***PLEASE NOTE THAT MONTGOMERY COUNTY DOES NOT PROVIDE CURBSIDE LEAF PICKUP IN OUR NEIGHBORHOOD.**

At the direction of the Association's Board of Directors, a periodic walk-through of the community will be performed in order to identify violations of exterior home maintenance that specifically relate to grass, yard, tree, bush and/or shrubbery maintenance. After completion of the walk-through, those owners responsible for any violations will be notified in accordance with the Association's Policy Resolution No. 2013-01.

Definitions and Guidelines

Growing Season

The period of year or season during which grass, shrubs, trees, flowers, etc., grow best. The growing season is typically March through October.

Non-Growing Season

The period between the first frost of winter and the last damaging frost of winter. The non-growing season is typically November through February.

Lawn

The area planted with grass which is maintained at a low, even height.

Yard

The "yard" is defined as the space or grounds surrounding or surrounded by a building. This means the physical area on a Lot, including, but not limited to, the foundation plantings, all grass areas, planting beds, trees, flowers and the driveway area.

Curb

The "curb" is defined as the concrete edging that separates your lawn from the street. Most homeowners have responsibility to keep the curb clean that abuts your lot.

LAWN AND GRASS CARE:

I.) During the **growing season** it is recommended the following actions *be* taken to ensure the lawn/yard is properly maintained.

1. Lawns must be mowed on a regular basis, lawn height **should not** exceed 5 inches. The optimal lawn height for the grass in our neighborhood has been determined to be between 3-4 inches.
2. No part of the lawn shall run onto paved surfaces such as sidewalks, curbs and common areas.
3. Bald spots or areas where the grass is thinning within your lawn must be replanted with grass seed or sod to fill in these areas.
4. Control and removal of weeds in lawn, gardens, sidewalks and driveways.
5. Lawn debris, including lawn, tree, or shrub clippings should not be left along the curb, sidewalk or street, and must be removed from view from the front yard after the maintenance is performed until trash pick-up day. NOTE: the SMHOA community does not have county leaf pickup. Lawn debris should not be raked to the curb.
6. Moss is not an acceptable substitution for lawn. Moss control is recommended to be performed as needed. Once moss is established it will choke out the lawn. Lawn areas that have poor drainage or less sunlight will be more susceptible to moss than well drained areas with good sunlight.
7. Remove/replace any and all dead plants, shrubs and trees in a timely manner. Replaced plants shrubs should be of similar nature and scale.
8. Mature shrubs need to be pruned to a consistent level and shall not overly obscure (1/3 to 1/2) of the front windows or doors of the home.

II.) During **the non-growing** season it is recommended the following actions be taken to winterize the lawn/yard and maintain some level of lawn/yard care through the fall and winter months.

1. End of season flowerbed and lawn/yard maintenance should include pulling or spraying for weeds and a final mow of the lawn.
2. Rake and pick up leaves that have fallen or blown onto your property. The HOA expects homeowners to pick up their leaves **multiple times** throughout fall season and not just once after all have fallen. Fallen leaves can smother the lawn and plants if left on the ground, and transmit diseases and pests to a lawn or flower bed.

Exterior maintenance recommendations:

1. Lawns should be watered on a regular basis sufficient to maintain health and green color. This is weather and temperature dependent. Lawns typically need several inches of water a week to stay healthy and green.
2. Plants and shrubbery should be watered to maintain a healthy appearance.
3. Regular fertilizing is recommended.
4. Winterize your lawns (recommended but not enforced). Winterization should include adding fertilizer to the lawn in the fall to feed the roots through the winter. Add mulch to the flower beds to protect the roots over the winter. Remove leaves and debris from rain gutters to prevent water backups during the rainy season, and put garden hoses away for winter, wrap or cover outdoor spigots, and winterize your lawn sprinkler system to prevent broken pipes due to freeze.

5. If a household is on vacation for more than a week please make arrangements to have your yard attended while you are away. Absence does not relieve you of your obligation.