

## **Guidelines For HOA Front/Side Yards** **Approved – Feb 24, 2009**

The New Rainier Vista HOA has contracted with Impact Property Services (IPS) for front yard services for HOA property. These services were selected based on a HOA-wide poll in which the lawn-only option was selected by 68.75% of respondents.

A front yard is defined as the space in front of a home up to the sidewalk. The front yard also includes the side yard (where present) to the rear corner of the home or until a fence or gate to a private back yard is reached. IPS will service front yards with a fence provided they can enter the fenced area easily from the front.

IPS will mow, edge and fertilize as necessary in those HOA front yards where there is lawn or turf. Weed control will be performed in these areas using organic methods. Practically, this means that dandelions will be removed but clover will not.

Homeowners are now responsible for the watering, upkeep and appearance of the non-turf areas of their front yards, in addition to watering the turf areas. The Landscape Committee expects that all front yards will be well-kept. Practically, this means that homeowners are responsible for:

- removing their own weeds before they flower and create more weeds;
- dead-heading and/or pruning back their own flowers and/or shrubs a minimum of once per year to prevent leggy and unsightly growth;
- maintenance and pruning as necessary of any trees in their yard; and
- proper cleanup and disposal of all plant debris

Homeowners are welcome to do any or all maintenance themselves or to hire their own landscaping service. The landscape committee will make every effort to provide guidance or information to those who request it.

Please note that while homeowners are encouraged to personalize their front yards, they should visit the requirements outlined by the DRC to confirm what changes need to be reviewed by the DRC and which ones homeowners can make on their own.

The Landscape Committee makes, at minimum, one complete walkthrough of the community each month. During these walkthroughs, the Committee notes any property that appears problematic, whether it's a HOA front yard or a rental front yard. Rental front yards will be reported to SHA's rental management team and to IPS for attention. HOA front yards will be reported to CWD for a reminder notice. Homeowners who are not responsive to this reminder may expect CWD to request IPS to clean up the yard in question, with a \$75 fine and the cost for cleanup billed to that property.

As we all move forward, the Committee may adjust the Guidelines as necessary and helpful to the community and the committee. The Committee welcomes feedback and suggestions for improvement. Contact the landscape committee at [landscape@newrainiervista.com](mailto:landscape@newrainiervista.com)