

Guidelines for Solterra Patio Home Yard and Lawn Maintenance

	<i>What Does Schultz Do?</i>	<i>What Does the Homeowner Do?</i>
Spring	Spring clean-up in March. Spring aeration. Tall Grasses cut back for all homeowners during off season (regardless of "No Prune" sign). <u>Irrigation System:</u> Programs automatic sprinkler timer clocks. Reminder: avoid watering the day before mowing. Turns all valves to proper position for water flow. Runs quick tests to ensure water is flowing. Identifies major leaks and problems and notifies homeowners. Schultz does not maintain or repair any of the irrigation systems.	Turn on water valve in home/garage when notified of the time. After being notified water is on, test your irrigation system to ensure water is flowing and identify any additional problems. Let HOA know ASAP if water is not flowing. <u>Maintenance:</u> Fix it yourself or hire your own contractor as necessary for repairs.
Summer	Mowing (weekly). Edging of sidewalks and curbs (twice monthly). <u>Weed Control</u> for Turf and Rock Beds/Mulch: 1. Pre-emergent in the spring to prevent germination. 2. Roundup/Glyphosate in mulch & rock areas as necessary. 3. EPA approved turf weed killer as necessary. Fertilization (3 applications per season) Shrub and Tree maintenance as necessary. (Twice a growing season for deciduous and evergreen shrubs)	Any additional care you deem necessary. Homeowners must notify Pam at AdvanceHOA and display the proper sign if you want "No Pruning" or "No Chemicals" on your property. The homeowner is then responsible for their own pruning or fertilization and weed control. Schultz will not perform any custom pruning or chemical applications. It's all or none.
Fall and Off Season	Winterize the irrigation system as necessary including system blow out and turning of valves. Fall aeration. Leaf raking in November/December. Weekly policing of neighborhood (all during off season).	Turn off the water valve in your home/garage when notified.