Vista Madera Owners' Association

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Responsibilities of the Contracted Landscape/Gardening Service and Responsibilities of Individual Owners

Revised April, 2013 • Lisa Mathiasen, Gardening Chairperson

This document summarizes the contract between the landscape/gardening service and the Vista Madera Owners' Association, and the individual owner's landscaping responsibilities.

Contractor's Responsibilities

General Cleaning

- Clean up leaves and debris in all areas once per week (or less if not needed according to weather) by using brooms or leaf blowers. Remove and take to dump all litter and/or debris on biweekly basis. Conduct general inspection of property as needed.

Tree, shrub, vine maintenance, flower beds and ground covers

- Prune and maintain all trees on property up to 8 feet high by pole pruning, and maintain clearance away from buildings and walkways.
- Prune and shape shrubs and hedges as needed (unless specifically identified in the list of individual homes below).
- Fertilize shrubs and trees at least twice per year or as needed depending on weather conditions and budget (to be determined by VM Board and Garden Chairperson).
- Water all trees, shrubs and shrub beds as needed.
- Complete insect control on shrubs, ground cover and small trees as needed.
- Complete weeding, trimming and edging of all flowerbeds, foundation plantings (unless specifically identified in the list of individual homes below) and ground covers as needed (so they do not overlap each other).

Turf

- Mow and edge lawns once per week or as needed.
- Remove weeds in lawns.
- Water lawns twice per week under normal weather conditions, three times per week in the summer and as needed during the winter months; irrigation controllers will be adjusted accordingly.
- Fertilize lawns as needed; three times per year with the proper amounts of nitrogen, phosphorus and potassium depending on weather conditions and budget (to be determined by VM Board and Garden Chairperson).

Miscellaneous Responsibilities

- Service all sprinkler heads, valves, nipples; trim around and regulate coverage as needed.
- Maintain constant litter pick up program through all areas, including sidewalks, driveways and common areas between homes, once per week or as needed depending on weather conditions.

- Keep all paved and cemented areas free of weeds by spraying as needed.
- Keep and maintain drains free of debris as needed.
- Cut all dry and dead grass, brush and weeds on hillsides before fire season (May-June), at an extra cost to the Vista Madera Association (to be determined annually).

Cost of Materials

- All materials, including plants, trees, ground cover, flowers, chemicals, irrigation valves, sprinkler heads, pipes, nipples, etc. to be billed to VM Association.

Individual Owner's Responsibilities

In general, the gardeners are responsible for all landscaping that was in place at the time Vista Madera was developed. Any additions to individual units by the current or any former owner are the responsibility of the owner. The gardeners will provide limited maintenance of backyards unless they are fenced in, in which case the owner is responsible for their own maintenance.

The following is a listing, by individual property, of the landscape maintenance requirements of individual owners. Plants that are identified are the owner's responsibility to provide regular care and/or replace if dead. Also, all potted plants are the owner's responsibility.

Residence	Owner's Responsibility
2303	Plants at base of post in front yard. Hydrangea bush, gardenia bush, agapanthus plants in foundation area in front yard.
2305	Camellia bush in foundation area in front yard. Orange tree and all plants dividing #2303 and #2305 in back yard. Raphiolepis hedge in back yard.
2307	Trees and shrubs in foundation area under back window in back yard.
2309	All plants in foundation area in back yard. All plants on hillside in terraced area in back yard.
2311	Small plants in foundation area in back yard. Bougainvillea plants on inside of association fence in back yard. Plants near the fence in the back yard separating #2311 and #2313.
2313	All foundation plants in front, side and back yard planters, including Avocado trees.
2315	All small plants in foundation area in front yard. All plants in foundation area left side yard except large shrub. All plants in foundation area in back yard. Flower box on back patio. Vine on back fence.
2317	All small plants including roses and succulents in front, side and back yard. All plants in terraced area behind back fence.

2319	All plants in foundation area in front yard except hedge shrub under front window. All plants inside back fenced patio.
2320	All foundation plantings in front yard, except shrubs in right corner. Geranium plants close to back door.
2321	Ornamental shrub in foundation area front of home. Rose bushes on side yard. All plants in back yard area including star pine and fruit tree.
2322	All plants in foundation area in front, side and back of home including ficus trees. Plants around pine tree in front yard. Vine growing around post in front yard. Eugenia hedge and holly bush in back yard.
2324	All plants inside enclosed patio and hibiscus plant, podocarpus tree, rose bush and honeysuckle outside patio.
2326	Cuphea plants bordering front entrance of home. All plants in foundation areas in the front, side and back of home.
2327	All plants inside patio.
2328	Camellia bush in foundation area in front of home. Vine growing on house and garage. All plants in back yard including rose bushes, lantana, rosemary, etc.
2329	Flowers around pine tree in front yard. Rose bushes outside back patio. All plants inside back patio.
2330	Ficus tree in front of home. Agapanthus plants in foundation area in left front area of home. All plants inside back patio.
2332	Rubber tree located outside patio to the right side of home. All plants inside patio.
2334	Flowers lining walkway at front entrance to home. All plants inside back patio except large oak tree.