



CHARLESTON MANAGEMENT

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ESTABLISHED 1993

Hidden Valley HOA

HOA provided Landscape maintenance **DOES** includes:

- Approximately 32 mowing's a year, weather dependent, only in growing season.
- 5 turf treatments a year which includes fertilization and weed control (pre and post emergent) .
- Weeds will be scouted in the landscape beds on a weekly basis. Tree and shrub beds, pavement cracks, and along curb areas will be treated with a non-selective herbicide as needed.
- Fire ants, aphids and Japanese beetles will be treated.
- All shrubs will be pruned according to industry standards on as needed basis throughout the growing season. Perennials and many flowering shrubs such as butterfly bushes and roses will be cut back in the winter.
- 1x year mulch installation with brown triple shredded dyed mulch.

HOA provided Landscape maintenance **DOES NOT** include:

- Watering
- Dead plant/tree replacement
- All other pests besides Fire ants, aphids and Japanese beetles
- Drainage
- Replacement of dead or damaged sod
- Tree or shrub fertilizations
- Any extras

Notes:

- Owners may choose to opt out of the mulch installation and turf treatments, however HOA dues charged for this service will not be forgiven or reduced. Owners who opt out will be required to install mulch of the same style and color and at the same frequency (one time per year) as is offered by the HOA landscape vendor to maintain community consistency. Owners who opt out will be required to maintain a healthy, weed free turf and weed free landscape beds. To opt out of either the mulch installation or turf treatments please email Sarah Thompson at sthompson@charlestonmanagement.com.

- Owners must not have anything in / on the grass. This includes: grills, chairs, play equipment, landscape lighting, hoses, etc. The landscapers cannot cut/edge around items in the grass. The landscapers are not responsible for any damage to an item placed in the grass.
- The Declaration of Covenants state the HOA does not cut the rear yard if it is fenced in. However, the HOA has currently chosen to continue this service if owners chose to fence in their backyard or purchase a home with a fenced in backyard.