

TWELVE OAKS Villas

Landscape
Informational Packet



February 2025

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12 Oaks Villas - Information Packet Introduction

The 12 Oaks Villas are a section of the 12 Oaks Subdivision and thus fall under the governance of the 12 Oaks Master Homeowners Association (HOA) covenants. This packet is to provide the individual Villas homeowners with information about the Villas and what services our Association provides.

The Villas are identified as Service Lots under the Villas Supplemental Declarations. Service Lots are also described in the Master HOA covenants Article 1, Section 34, Page 7 and Article V Section 12, Page 24. A Service Lot is a homeowner's house lot. A copy of the 12 Oaks Master HOA covenants and the Villas Supplemental Declarations are located on the PPM Nabr network at <https://engage.goenumerate.com>

The Villas are 158 lots along Eagle Springs Court, Ribbon Walk Lane, Lucky Ribbon Lane, Sweet Vista Lane, Sweet Maple Court, Sour Mash Court, and Big Shadow Trail. There are numerous common areas along these roads, but they are owned by the 12 Oaks Master HOA.

Landscaping services for the Villas homeowner lots are provided by Yardnique, and landscaping services for the Master HOA common areas are provided by GreenView Partners. Professional Properties Management (PPM) is the management company for both the Master HOA and the 12 Oaks Villas.

Concerns, questions, or comments should be addressed to Robert VanGraafeiland of PPM at robert@ppmral.com.

This document is intended to provide a general overview of the landscape services a homeowner should expect as a 12 Oaks Villas homeowner. It was compiled by the 12 Oaks Villas Service Lot Committee. We are elected annually and handle the landscaping and other issues for the 12 Oaks Villas homeowners.

Brian Headley, Chair
Andrea Daniels, Secretary
Donna Pruitt

12 Oaks Villas Landscape Services

Landscape services are provided by Yardnique. An overview of the activities is listed below.

- Mowing.
- Edging of hard surfaces (sidewalks, driveways, patios, walls).
- Edging of soft surfaces (plant beds, tree rings).
- Turf Applications – see page 6 for plan.
- Soils test and lime application.
- Pruning of trees up to 10' tall, shrubs, and ground covers (street trees are excluded).
- Crepe Myrtle pruning – lower branches only. No topping out, otherwise identified as “Crepe Murder” which is not a recommended practice.
- Fertilization of trees, shrubs, and ground covers performed once in the Spring.
- Mulch – installed approximately mid-March to mid-April.
- Pine straw – installed approximately mid-March to mid-April.
- Pick up larger pieces of wood which were not shredded with the mulch.
- Establishment of the mulch area edging.
- Turning of mulch in the fall for a fresher look for fall/winter.
- Weeding of plant beds.
- Trash Litter removal.
- Leaf removal.
- Fire Ant spot treatment only.
- “Devils Strip” services, except mulch and pruning of street trees.
- Monthly newsletter – Distributed via email to homeowners by PPM.
- Landscaping services are performed on Thursdays and Fridays.
- Services are dependent upon weather and ground temperature.
- Schedule of services – see page 5.

Excluded Landscaping Services

These services are not included in Yardnique’s contract. An increase in the cost of the contract and homeowner dues would occur if any of these items were added to the contract.

- Pruning of trees over 10 feet.
- Deep Root fertilization of trees.
- Excess mulch buildup removal.
- Insect and disease control and remediation – spot treatment of fire ants is included.
- Treatment for Crabgrass and Nutsedge.
- Turf Aeration.
- Turf overseeding.
- Turf renovation.
- Gutters clean out of fall leaves.
- Snow removal.

Sanding of Low Spots

Most, if not all, of us have some low spots in our lawns. This is not referring to low spots of drainage, but rather just incidental low spots here and there. These spots can be leveled out by spreading some play sand. To level the low spot, spread sand over the area at about 1" to 2" thick. Do this in June or July when the grass is actively growing. The existing grass will spread over the sand in a couple of weeks, and you will wind up with a nice smooth lawn. Play sand can be purchased in 50 lb. bags at Home Depot, Lowes, or Ace Hardware. Do not use paver sand, cement sand or all-purpose contractors leveling sand. Start out with one or two bags to evaluate how much sand you may need for your lawn. When sanding be very careful not to change the water directing contours for the drainage in your yard.

Bermuda Grass Type

The lawns in the Villas have been sodded with a hybrid type of Bermuda grass. Occasionally there may be a need to replace some of the sod due to traffic patterns, excess shade, or a number of other reasons. The sod used for replacement should be a Tiff-Tuff type or Hybrid type of Bermuda sod. This will match pretty close to the existing sod. Do not use Common Bermuda Sod or overseed with grass seed. It is highly likely this type of sod or grass seed will not match the existing sod.

Landscape Services – GreenView Partners (MHOA) – <https://www.GreenViewPartners.com>

Within the 12 Oaks Villas area, there are common areas owned by the 12 Oaks Master HOA. GreenView Partners provides landscaping services for these areas inclusive of mowing, edging, blowing, turf applications, pruning, mulch, pine straw, leaf removal and doggie station maintenance.

The common areas generally consist of the:

Pocket Park on Lucky Ribbon Lane

Pocket Parks on Sweet Vista Lane

Pocket Park on Sour Mash Court

Open Area at End of Lucky Ribbon Lane (400 Block)

Wooded area between Eagle Springs Court and Lucky Ribbon Lane

Berm on New Hill Road, on the back side of lots in the 200 and 300 block of Lucky Ribbon Lane

Street Tree Service – GreenView Partners (MHOA)

Street Trees are the trees located between the edge of the curb and the sidewalk, occasionally referred to as the "Devil's Strip" area. Street trees are owned by the homeowner. The homeowner is responsible for the health and well-being of the street trees. The homeowner is

responsible for the replacement of street trees, should they become damaged or die. GreenView Partners (MHOA), provides mulch services for the street trees. Yardnique provides all other landscaping services in the “Devil’s Strip” area.

BMP Collection Area – Yardnique (MHOA)

There is a storm water retention basin located at the end of Lucky Ribbon Lane between house numbers 100 and 105. This area has been identified as a BMP (Best Management Practices) collection area. This property is owned by the 12 Oaks Master HOA and all landscaping services are provided by Yardnique (MHOA). Triangle Pond Management of Raleigh (MHOA) services the devices and equipment within the BMP collection area.

12 Oaks Villas Irrigation

Our irrigation systems are designed to supplement rainfall (or lack of) during the growing season of the Bermuda Grass. Each lot has its own irrigation system that is the responsibility of the homeowner.

During dry periods, our grass should be watered two to three times a week at about 12 to 15 minutes per zone. Overwatering is as detrimental to the grass as is not having enough water. Running the irrigation system early in the morning is best for the grass. Running the irrigation system late at night is not recommended as this may leave the grass wet all night, thus increasing the chances of fungus and disease development.

Yardnique performs mowing services on Thursdays and Fridays. We should try to avoid watering these days. A typical three-day watering cycle could be on Saturdays, Mondays, and Wednesdays. A typical two-day watering cycle could be on Saturdays and Tuesdays or Sundays and Wednesdays.

Some of our houses are very close together and do not have a lot of grass areas between them. Some of these areas do not drain well either and may remain wet all summer and thus creates issues with mowing and the potential for disease to develop in the wet areas. A lot of us have resolved the wet areas by installing drains and/or performing minor grading. For the homeowners who may still have wet areas between their houses, running the irrigation system there may compound the issue even more. So, just turn that particular irrigation zone off.

During periods of extended drought additional watering of the grass may be necessary, but you may be limited by water restrictions imposed by the Town of Holly Springs.

Learn how to operate your irrigation systems. You own it and are responsible for its care and use. Over the long run, you may save on your water bill and help to prevent lawn diseases.

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Turf Applications by Yardnique

Pre-Emergent Application— To mitigate summer broad leaf weed issues, a pre-emergent fertilizer will be applied in February/March to the turf.

Spring Fertilizer – In mid to late spring a turf fertilizer will be applied to the turf.

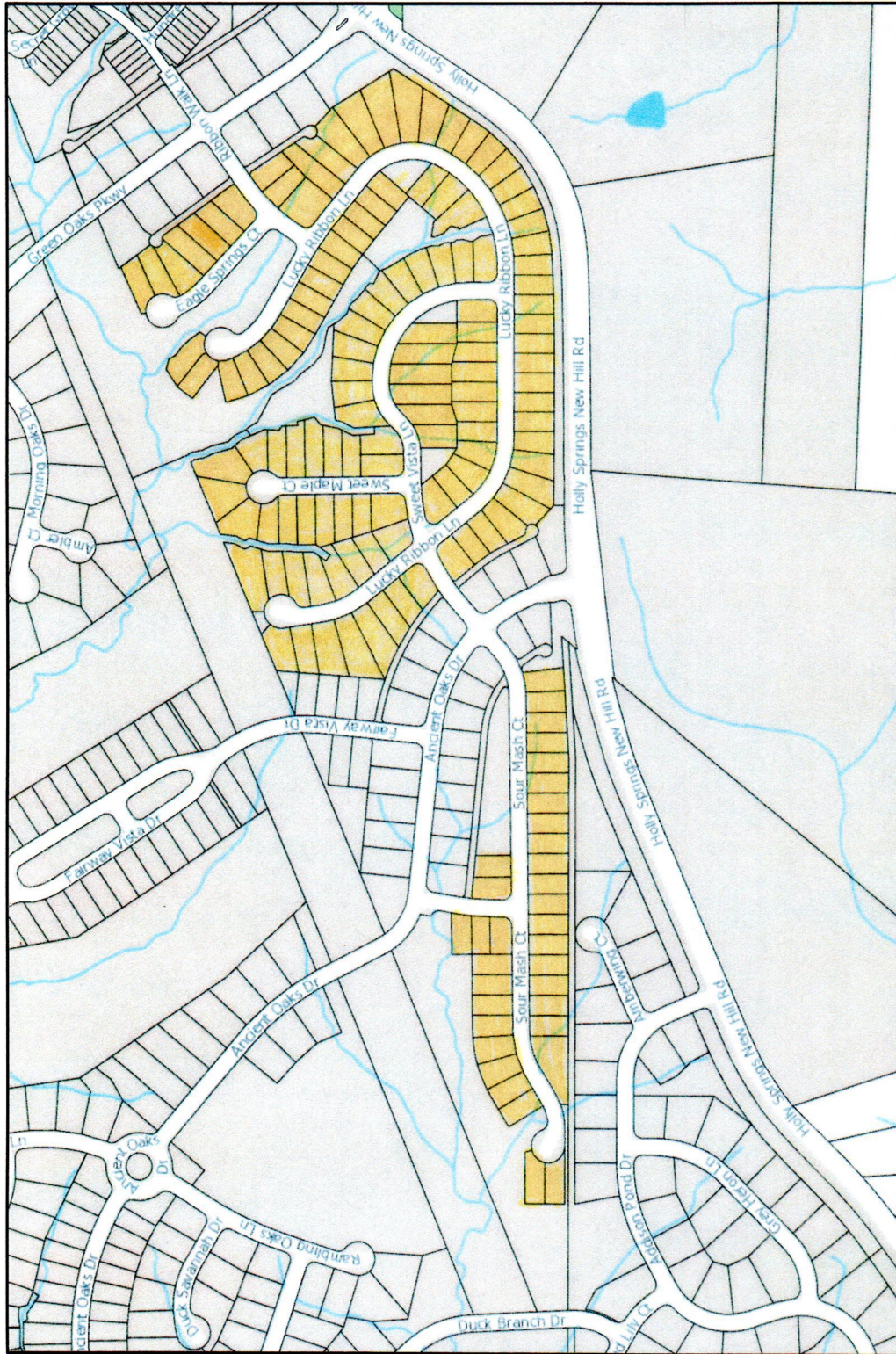
Summer Fertilizer – In early/mid-summer a turf fertilizer will be applied to the turf.

Post-Emergent Application – Post-emergent weed control is applied throughout the year as seasonal weeds break through the pre-emergent barrier.

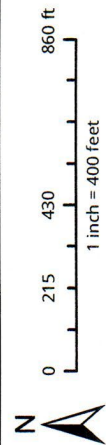
Pre-Emergent Application – In the fall a second application of pre-emergent will be applied to mitigate winter weeds in dormant turf grass.

Lime Application – Will be performed in late September-October.

Map of 12 Oaks Villas Service Lots



Disclaimer
 Maps make every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are NOT surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.



12 Oaks Villas - 158 Lots