

Hasentree Owners Association Inc.

Golf Villas Landscape Maintenance Responsibility Overview 2026

This document is intended to provide the Hasentree Golf Villa Neighborhood with a general overview of the basic landscape services you can expect to receive as a Hasentree Golf Villa homeowner.

- US Lawns Landscaping (the commercial landscape contractor for Hasentree Golf Villas) provides basic services.
- CAMS is our association management company and will push notices through the CAMS portal to homeowners for upcoming service and/or changes in the schedule.
- We understand you may want more than basic services. You are welcome to add concierge services by a provider you hire. These services will be in addition to basic services provided by U. S. Lawns but will not lower the quarterly Golf Villa assessments. For landscape related requests, please submit a "General Request" by accessing the CAMS portal at <https://portal.camsmgt.com>. When possible, please upload pertinent photos.

What You Can Expect from US Lawns Landscaping Maintenance

Mowing is generally performed weekly from April through October, then bi-weekly during seasonal transitions. Fescue turf should be maintained at 3-4" weekly. During dry conditions mowing height will be increased to minimize stress. The property will be policed for trash and debris at each visit. Grass clippings will be cleaned up promptly from hard surfaces at the time of services. Leaves will be removed in stages as they accumulate in beds.

Mowing is planned for the following streets on the following days:

Monday - *Hasentree Way and Keyland Place*

Tuesday - *Hasentree Villa Lane and Cullingtree Lane*

Wednesday - *Hasentree Lake Drive and Dunsany Court*

Thursday - **Pruning Rotation and Yard Waste Collection**

Friday - **Inclement Weather Delay Work**

*** During periods of inclement weather, US Lawns Landscaping will work to rearrange the schedule to the best of their abilities to accommodate the proposed timeline. In the event conditions are not favorable to mow, we will resume the following week.*

Hard Edging (next to driveways) is done on alternate weeks during the growing season.

Blowing follows edging. In months when lawns are not mowed, debris on each site will be blown as needed.

Mowing and Irrigation Schedules are set for each area of the Golf Villa community and must be followed.

DO NOT alter your irrigation schedule in order to maintain a healthy lawn without fungal growth and ruts.

Aeration will be performed with a core aerator in conjunction with Fall (September) seeding to promote healthy root growth. **Lawn Over-Seeding** will be performed in the Fall using a hybrid fescue blend. Seeding will be performed in conjunction with aeration and fertilization.

Fertilization of Lawns is done six times per year: Feb., April, May, July, Sept., Dec.

Fertilization of Beds, Trees, Shrubs- All shrubs will be fertilized as required with a slow-release fertilizer. Ornamental trees, 6" diameter or less, will be fertilized as needed (this does not include native trees).

Weed Control (Lawns): The lawn area is to be treated with a pre-emergent herbicide in the spring of the year to help control crabgrass and then again 30-45 days later to help control throughout the summer. Broadleaf weed control is applied as needed. Because pre-emergent cannot be applied to new sod, weeds will be evident for the first year. **The program does not include major pest or noxious weed infestations, i.e., southern pine beetle, gypsy moth, fire ants, Bermuda grass, etc.**

Fungicide will be applied to reduce/control brown patches. If army worms need treatment that application will require additional homeowner assessment.

Pruning of all plant material (including trees less than 12 feet) will be performed properly throughout the year to encourage healthy growth, provide uniform shape and remove any deadwood (approximately 3x per year). The pruning schedule is dependent upon plant species and flower bud set requirements. U.S. Lawns prunes most Thursdays unless there has been a weather event.

- Trees larger than 12 feet in height will be allowed to grow in a natural state without pruning.
- Pruning will likely occur in April/May; July/August and September/October.

Opt Out List

You have the option to join the "**Opt Out List**". By opting out of all or any service, U.S. Lawns will not provide that service(s). As a homeowner, by opting out of service(s), you are still responsible for maintaining lawn standards set by Hasentree Community and Golf Villa quarterly assessments will remain the same.

To be added to the list, please submit a "general request" with the signed waiver via the portal <https://portal.camsmgt.com> **Sign up must occur during December of each year.**

Water Management of lawns, shrubs and trees is provided by US Lawns via the reclaimed water system from Invited Clubs. US Lawns will set up run times for all irrigation clocks, provided that the clocks are accessible (not locked). They will perform minor adjustments to nozzles and heads and provide moisture monitoring throughout the season with proper clock adjustments. US Lawns will notify CAMS of repairs or upgrades that are needed to the irrigation system. Homeowners are responsible for repair costs to irrigation systems located in their yard. This includes rain sensors, controllers, sprinkler heads and any other equipment located in the yard..

The golf course provides the reclaimed water for the irrigation systems from the onsite wastewater treatment plant. It is critical that US Lawns is the only one setting and altering the run times on the irrigation for several reasons:

- Water is only available from the golf course at specific times. Setting the irrigation to run outside these times will result in no water.

- The overall irrigation system has a finite amount of pressure. Watering schedules are set to ensure the proper pressure is available when each house runs. Setting your system to run at alternate times will result in a **loss of pressure across the system** and will negatively impact all homes running at that time.
- Overwatering can cause drainage issues that impact adjacent property owners.
- Reclaimed water has a high mineral content that can be hazardous to lawns in certain circumstances. Excess water can cause stress and turf damage especially during periods of high heat and extended drought conditions when overwatering is common.
- Other services such as mowing and edging are scheduled around watering windows. Altering the schedule can result in homes being skipped when maintenance crews are on site and irrigation is still running or the grass is too wet. **Do Not Alter the watering schedule.**

The irrigation schedule per street is as follows:

- o **Dunsany Court:** Tues/Fri/Sun Starting @ 6:00 am
- o **Cullingtree Lane:** Mon/Thurs/Sat Starting @ 6:00 am
- o **Hasentree Lake Drive:** Mon/Thurs/Sat Starting @ 6:00 am
- o **Hasentree Villa Lane:** Weds/Fri/Sun Starting @ 6:00 am
- o **Hasentree Way:** Tues/Thurs/Sat Starting @ 6:00 am
- o **Keyland Place:** Tues/Thurs/Sat Starting @ 6:00 am

*** Irrigation schedule subject to change based on available water window, system pressure and alterations to maintenance service schedules*

US Lawns will provide Spring startup and winterization of the irrigation system. During the spring (March) controllers will be set to the proper days and start times to accommodate community watering around proposed maintenance schedules. Areas will be monitored throughout the season for needed adjustments based on weather and site conditions. During winterization clocks will be turned off and water supply isolated depending on weather conditions and golf course recommendations. Irrigation will only be turned back on during the winter as needed.