

Guidelines

Requesting Special Services for Landscaping Maintenance

It has come to the attention of the Roseheart Board of Directors that there have been an increasing number of requests by residents for services that go beyond the scope of the contract with the landscaping provider. An example is requesting the use of a small mower in the back yard when it is possible to mow with a larger, more efficient mower. Another is trimming shrubs at times not in the normal trimming cycle.

In most cases these requests were made directly with local workers or their supervisor. In attempt to be a good provider, they have tried to respond. An unintended consequence is that these special services have increased the normal time requirements of the crew to a point where they are now behind in their trimming schedule. Without curbing these special requests, we could be faced with increasing costs and subsequent need to increase monthly assessments accordingly.

Upon approval by the Roseheart Board of Directors the following guidelines will be in effect;

1. Any services beyond the routine maintenance under the existing contract for landscaping maintenance will be requested through First Services Residential (AMS). The landscaping crew will be instructed to follow their routine schedule and redirect special requests to FirstService Residential (AMS).

If special services are desired residents have the option to purchase those services on an individual basis with the landscape company of their choice.

2. Any new improvement to the landscape that adds structures or materials including, but not limited to stepping stones, should not restrict the use the larger mowers. Stepping stones added to areas that are normally mowed, or provide access to areas normally mowed, should be expected to be soiled by the normal process of mowing. Furthermore if new structures, including stepping stones which are not constructed to withstand the weight of the larger mowers, will be repaired at the expense of the homeowner.

The Board of Directors will request that the Architectural Control Committee ensure that any modification to properties do not restrict the ability of larger mowers to enter that property.