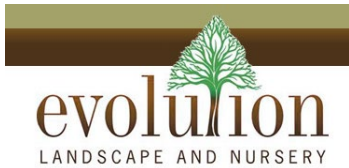


# PINE 43

## E STATE AVE TOWNHOME

### 2024 Landscape Services

The Pine 43 HOA provides certain landscape maintenance services as part of the quarterly dues assessments of townhome lots. Please review the estimated service schedule on the following page. Weekly mowing maintenance will not commence until sometime after irrigation startup around April 15.



**Evolution Landscape** has been hired for the 2024 season. To best monitor the maintenance providers services, residents are reminded do not attempt communicating with anyone working

for the lawn service company.

Should you have a question or concern, you may complete the **landscape report form** available on our website ([www.dev-services.com](http://www.dev-services.com)). Include photos of the issue. This will allow the landscaping company to properly track the items that need to be completed.

As the townhomes are newly constructed, there may still be some initial building items to work through. Remember to communicate with your builder on any warranty concerns. **The HOA is not responsible for builder defect correction.**

## Pet Reminders

It is very important that all pet regulations are followed to ensure your townhome is serviced. There are no return visits for skipped services when the resident is responsible. The provider will not attempt service again until the next scheduled visit.



**\*Cleanup waste | \*Remove Pets Prior to Maintenance**



### MAINTENANCE DAY MONDAYS 8a-4p

Do not adjust irrigation or make changes to landscape

Remove all trash and pet debris prior to maintenance day

Ensure access is clear to the backyard and pets are inside

Place all plants, furniture, and personal items at least one foot from the patio edge for maintenance clearance

Clear the grass and rock areas of any obstructions (toys, lawn signs/art, potted plants chairs, tables, etc.)

### PINE 43 HOA

9601 W State St Ste 203  
Boise, ID 83714  
208.939.6000

[www.dev-services.com](http://www.dev-services.com)  
[Shurie@dev-services.com](mailto:Shurie@dev-services.com)

# PINE 43

## 2024

### Landscape Maintenance Schedule PINE 43 HOA Townhome LOTS Phase 2 (E State Ave)

SERVICE	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
<b>Spring Clean-Up</b> (1 visit - light pruning included varying species)			✓	✓								
<b>Weekly Maintenance</b> (32qty)				✓	✓	✓	✓	✓	✓	✓		
<b>Planter Bed Post Emergent Weed Control Spray</b> *NO HAND WEEDING PROVIDED				✓	✓	✓	✓	✓	✓			
<b>Turf Fertilization</b> (5qty)			✓	✓		✓		✓		✓		
<b>Turf/Hardscape Post Emergent</b>			✓	✓	✓	✓	✓	✓	✓	✓		
<b>Tree &amp; Shrub Fertilization</b>				✓			✓			✓		
<b>Billbug Application</b>				✓								
<b>Turf Aeration</b>				✓							✓	
<b>Irrigation Sprinkler System</b> Turn-on, Checks & Seasonal Adjustments				✓	✓	✓	✓	✓	✓			
<b>Irrigation Winterization</b>										✓		
<b>Property Site Inspections</b>			✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>Fall/Winter Clean-Up</b> (1-visit -pruning included varying species)											✓	✓

**\*This is only an estimated maintenance schedule\***

- **Maintenance day is MONDAY, between 8am-4pm.** Any services not able to be completed during a scheduled visit will be planned in advance with proper notification to residents.
- Trash removal, pet waste removal and hand-weeding **not included** in weekly seasonal maintenance. Be sure all **waste and pets** are **removed** prior to service. Gates should be unlocked with clear access to all maintenance areas. No return visits will be made due to the responsibility of the resident.
- Homeowners **may not contact** Maintenance Company directly. All communication to go through HOA Management Company, or such party as the Homeowners Association may designate. Complaint/Concern **report forms** at [www.dev-services.com](http://www.dev-services.com). **\*\*After-Hours** irrigation flooding **EMERGENCY ONLY** calls may be directed to Evolution Landscape at 208-463-TREE (8733).
- Homeowner modification of any landscape or the irrigation system, including timers, is **not permitted**.
- Repair or replacement of Homeowner landscape or irrigation will be charged to individual homeowner per the CC&Rs. (I.e., sprinkler head replacements, drip line repairs, sprinkler clock repair/replacement, tree/shrub replacement)
- All potted plants, or garden areas/boxes, which may be approved by the ACC, must be watered, and weeded by the owner. **ACC request applications** on the website. Prior approval is required for any exterior improvements, additions, or changes.

**Note:** Fertilization and weed control applications must not have water applied for one hour after the service and are pet safe after this timeframe for drying. Advance notice will be given before we arrive on site to alert homeowners.