



Townhome Landscape Services



The Lofts at Lakemoor No 8 HOA provides certain landscape maintenance services as part of the quarterly dues assessments. Please review the estimated service schedule on the following page. Weekly mowing maintenance will not commence until around the time of irrigation startup between April 1-15.

Franz Witte will continue as maintenance provider 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). 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 Lofts 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 TUESDAYS 8a-12p

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.)

THE LOFTS AT LAKEMOOR NO 8 HOA

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Landscape Maintenance Schedule The Lofts at Lakemoor Townhomes

*This is only an estimated maintenance schedule.

SERVICE	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Spring Clean-Up (light pruning included varying species)			✓									
Weekly Maintenance				✓	✓	✓	✓	✓	✓	✓		
Spring Weed Control			✓									
Fertilization x4/Billbug x1			✓			✓			✓		✓	
Irrigation Sprinkler System Checks & Seasonal Adjustments				✓	✓	✓	✓	✓	✓			
Irrigation Winterization										✓		
Property Site Inspections				✓	✓	✓	✓	✓	✓			
Fall/Winter Clean-Up (light pruning included varying species)											✓	

- **Maintenance day is TUESDAY, between 8am-12pm.** 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**. 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 Lofts at Lakemoor No. 8 Homeowners Association may designate. Complaint/Concern **report forms** at www.dev-services.com. ****After-Hours** irrigation flooding **EMERGENCY ONLY** calls may be directed to Franz Witte at 208-278-2650.
- Homeowner modification of irrigation system, including timers, or any landscape is **not permitted**.
- Repair or replacement of Homeowner landscape or irrigation may 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 from Franz Witte: We have selected products that are as safe as possible for the applications that we make. Applications are made by licensed applicators, and we apply all our products per the label instructions. Generally speaking, once sprays have dried and dust has settled, the areas are ok to enter again. In most cases that is typically less than 30 minutes. There aren't any special instructions that need to be followed by residents regarding our applications.

Backyards will be visited each week on the service day during our service window. We will blow off the patios and do weed removal or spraying, where needed. If we cannot service the backyard for any reason (locked gate, animals present, people present, etc.) we will skip the backyard until the following week. Residents are to allow us unrestricted access, have pets secured, and personal items secured. Franz Witte will not be responsible for damage to any personal items in the backyards. Credit will not be issued for any reason in the event that we cannot perform service in the backyards.

The garden plots (planter squares) in the backyards will not be maintained as part of Franz Witte's services. Weeding those areas is the responsibility of the homeowners. FW will not perform weeding or herbicide applications in those areas, per the HOA BOD.

Spring Cleanup, Fall Cleanup, Irrigation Checks and Pre-Emergent application services will be performed in the backyards at the appropriate time during the season.