



River District HOA - Main Scope of Services

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<u>Service</u>	<u>Description of Services</u>
Weekly Lawn Mowing:	Weekly yard mowing service for all common turfed areas. The frequency of mowing sessions will be adjusted based on weekly weather conditions to ensure optimal lawn health. Grass clippings will be mulched.
Weekly Edge Trimming:	String trimming along planter bed edges. Hard edge trimming areas are sidewalks, driveways and patios and will be completed on a bi-weekly basis.
Grass Fertilization:	Grass fertilizing will be applied three times a year, once in the spring and twice over the summer time, to all turf areas. Grass fertilizer is a suggested blend by the landscaping vendor but is required to be phosphate free and applied at a rate of 4lbs per 1000 square feet of turf area. Homeowners will be notified, via email, of all fertilization prior to scheduled services.
Planter Bed Pre Emergent Weed Application:	Planter Bed pre emergent application will occur twice a year for all mulch and rock planter beds. Homeowners will be notified, via email, of all pre-emergent applications prior to scheduled services.
Plant Bed Weeding:	In addition to pre emergent, a manual weeding of mulch and planter rock beds will be performed as needed, but no more than three times per year.
Lawn Weed Spray:	Broad Leaf weedspray for all turfed areas. Performed in spring and fall by landscaping vendor. Homeowners will be notified, via email, prior to all lawn weed spray application services.
Curb Line Weed Spray	Curblin and Crack weedspray performed a maximum of three times to eliminate weeds in road and sidewalk cracks. Homeowners will be notified, via email prior to all curblin and crack weedspray applications.
Seasonal Flowers	The install, maintenance, and removal of the seasonal geraniums throughout the community.
Community Leaf Cleanup:	Leaf cleanup will be provided for all of the common areas throughout the community. This service is planned for fall but is dictated and adjusted for seasonal weather patterns.
Pruning for Planter Beds:	This is a fall service for all shrubs, natural grasses and perennials inside of planter beds.
Care And Pruning Street Trees:	Street trees associated with the main HOA area will receive a clearance pruning on a as needed basis, year to year. Fertilization and systemic treatment is applied to the trees every fall as part of the care process. As well as the systemic treatment, tree rings are sprayed around all trees to prevent mower damage



River Crossing HOA - Main Scope of Services

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<u>Service</u>	<u>Description of Services</u>
Irrigation Startup (Spring):	The startup process, for irrigation related to Main HOA common areas, will include activation and coverage evaluation of each individual lawn irrigation zone to maximize water coverage efficiency. Any requisite repairs or maintenance arising from this evaluation will be the financial responsibility of the Main HOA. The scope of the startup service will include adjustments to watering days and/or times.
Irrigation Winterization (Fall):	Winterization of the each irrigation system will include the blowout of the sprinkler lines to minimize any potential damage over the winter months due to freezing temperatures.
Snow Removal - 2" Threshold:	Snow removal services shall be activated for snowfall events that accumulate a minimum of 2 inches by the end of snow event. The exact frequency of such services shall be contingent upon weather conditions. The contractual agreement with the designated vendor mandates that snow removal be completed within 24 hours following the accumulation of the aforementioned 2-inch threshold unless otherwise directed by the property management company. It is acknowledged that the frequency of snowfall events may vary significantly from year to year, resulting in corresponding fluctuations in annual expenses. The specific areas designated for snow removal include private roadways, alleys, walkways, public sidewalks, community mailboxes, and any fire hydrants associated with the Main HOA areas. Snow berms created by the plowing of roadways and/or alleys are not specifically labeled as an area of snow removal but may be cleared during alleyway snow removal.
Utilities & Dog Station:	Water costs associated with the irrigation of common areas within the Main HOA area. Electricity cost associated with street lights, irrigation clocks, etc for that infrastructure located within the Main HOA area. Repair/replacement costs associated with the dog stations and trash cans.
Administrative Costs:	Include but may not explicitly be limited to the following costs: Board & Annual Meetings, Accounting, Legal, Insurance, Bank Charges, Postage, Website administration, Property Taxes, etc.
Reserve Funding:	The Main HOA has assets that it is responsible for maintaining, such as common area irrigation systems, park improvements, trail improvements, etc. Reserve funding makes sure the HOA is saving money year to year to be able to pay for capital improvements or replacements over time. The amount being saved each year is part of the budgeting process and a decision made by the HOA board.
Centennial Trail Sponsor	Sponsorship of a portion of the Centennial Trail adjacent to the River Crossing Community. This also includes HOA-paid time for cleaning the area of the trail sponsored.
Community Events	The HOA sponsors community movies and a community party with food and games. This is open to all members of the HOA. Includes all other board approved events.
General Note:	This document is intended to detail out all included services. If a detail is not defined in this Scope of Services document, it should be considered not included. For example the following items are not discussed above and thus should be considered not included: replacement of dead plants; lawn diseases; damages to yard not specifically caused by a vendor; etc..