

# Landscape Maintenance Policy

Landscape maintenance within Stoneybrook Village is a shared responsibility among the Stoneybrook Village Owners Association (SVOA), Architectural Review Committee, and Owners, and to a limited extent, the City of Corvallis. The Stoneybrook Village CC&R's assign responsibilities to be assumed by Owners and the SVOA:

“CC&R 6.15 **Landscape**. All maintenance of front yards of Single-Family Lots and the street side yards of all corner Single-Family Lots will be performed by the Association. With the approval of the Architectural Review Committee an Owner may install and maintain additional landscape or flowers in this area. All Owners shall maintain the remainder of their Lots in a neat and well-kept condition.”

“CC&R 9.1 **Maintenance of Single-Family Lots**. The Association shall maintain the front yard and corner lot street side yard landscaping on each Single-Family Lot. All other maintenance of the Single-Family Lots shall be the responsibility of the Owner pursuant to Section 9.7. “

“CC&R 9.7 **Owner's Responsibility**. Except as otherwise provided in this Declaration or by written agreement with the Association, all maintenance of the Lots and all structures, landscaping, Living Units, and other Improvements thereon, shall be the sole responsibility of the Owner thereof, who shall maintain such Lot in accordance with the community-wide standard of Stoneybrook Village.”

The owners of Stoneybrook Lodge, Stoneybrook Assisted Living and RS-12 undeveloped are responsible for landscape maintenance associated with their lots, including the street park strip associated with their property. Owners shall maintain the landscape under their responsibility in accordance with the accepted community-wide standards of Stoneybrook Village as defined in the Landscape Specifications and the applicable sections of the SVOA Architectural Procedures, Standards and Guidelines.

SVOA is responsible for landscape maintenance of SVOA Common Areas and Single-Family lot front yards and street side yards. See Figures 1 and 2 for definition of Single-Family lot front yard and street side yard areas (note other lot types exist). Single-Family owners are responsible for

tree maintenance in Single-Family lot front yard and corner lot side yard. Landscape maintenance provided by the SVOA for Single-Family lots includes, but may not be limited to, lawn care, limited shrub pruning and shrub bed maintenance including bark cover, repair of sprinkler heads damaged due to SVOA maintenance and irrigation, annual irrigation system turn on, turn off and backflow value inspection.

Examples of what is generally not included in SVOA-provided landscape maintenance include a) extermination services for rodents, insects and other pests, b) specialized chemical applications such as oils, herbicides and fungicides to shrubs and planting beds, c) treatment of invasive species in lawns such as velvet grass, d) deadheading or pruning of ornamentals such as azaleas, rhododendrons, roses, hydrangeas or topiaries, e) maintenance of annual or perennial flowers or potted plants, f) tree or shrub removal or replacement, g) tree or shrub thinning, shaping, or root pruning, h) replacement or repair of underground sprinkler piping and controls or Single-Family owned sprinkler components or i) cleaning, repair, or maintenance of retaining walls or fences.

Sidewalks and parking strips along public streets in Stoneybrook are within the public right-of-way and are not private property. The Corvallis Municipal code makes property owners responsible for and legally liable for sidewalks and landscaping in public right-of-way park strips in front of, along, or abutting upon their respective lots. The City of Corvallis has responsibility for trees in the street park strip, i.e., street trees. The SVOA Board of Directors defines the park strips in the public right-of-way as a logical extension of the Single-Family landscaping of front and corner street side yards. Therefore, as a convenience, SVOA will provide the same landscape maintenance services on these park strips. In addition, SVOA will provide tree pruning for street trees in coordination with the services provided by the City of Corvallis. The cost for such maintenance will be part of the Single-Family assessment. Information on the sections of the Corvallis Municipal Code covering sidewalk improvements and tree and park strip planting will be posted on the SVOA web site for the convenience of Owners. No changes to landscaping in park strips may be made without written Board approval. Changes that require written Board approval specifically include removal of grass and trees as well as changes that impact tree roots.

The SVOA Board of Directors contracts with landscape service providers for all Common Areas and Single-Family lots for which the SVOA has responsibility. Single Family and Common areas within Stoneybrook Village will be maintained to what is considered the local commercial standard at the Adopted September 13, 2017

most economical cost possible while ensuring quality of service. The contracts will detail the scope and frequency of landscape maintenance services to be provided during the life of the contract. The cost for such maintenance will be part of the Single-Family assessment. Landscape services beyond the scope of the contract are the responsibility of the homeowner. Requests for extra services within the scope of the contract may be made using the Landscape Maintenance Request Form<sup>4</sup>. Each year, the SVOA Board of Directors will provide a simplified outline of the scope of landscape services provided to SF lots and adjacent park strips. Detailed specifications of the scope and frequency of landscape services will be posted on the SVOA Website and will be updated at the beginning of each calendar year. Requests for the contractor to provide specific landscape services may be made using the Landscape Maintenance Request Form<sup>4</sup> (Appendix A, available in Clubhouse and SVOA web site).

### Landscape Service Exemption Option for Single-Family Lots

Single-Family Owners may request to be exempt from landscape maintenance provided by the SVOA. An exemption may not be requested for lawn services, i.e., mowing, edging or other lawn fertilization or treatment services. To obtain an exemption Owners are required to complete a Landscape Maintenance Request Form (Appendix A, available in Clubhouse and SVOA web site) and submit to the SVOA Management Company. Upon approval, a marker will be placed in the front yard indicating the Owner is responsible for planting bed care and shrub pruning.

### Gang Timer Opt-out Option for Single-Family Lots

Single-Family Owners who are on “Gang-Timers” for watering that is controlled by the Landscape Service Provider may elect to opt-out. A decision to opt-out requires that the owner transfer control from the gang-timer to their own water controller, which controls water use in the rest of their lot. Owners who opt-out must water sufficiently to meet the landscape standards as required in the CC&Rs.

Adopted September 13, 2017

Figure 1 Single Family Residence Inside Lot

Street Park Strip	Front Yard	Side Yard	Back Yard
		Single Family Residence	
		Side Yard	

Figure 2 Single Family Residence Corner Lot

Street Park Strip	Street Park Strip		
	Front Yard	Side Yard	Back Yard
		Single Family Residence	
		Side Yard	

# Appendix A

## Stoneybrook Village Landscape Maintenance Request Form

(Place form in SVOA mailbox in Clubhouse) Date: \_\_\_\_\_

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_

Location: \_\_\_\_\_ Front \_\_\_\_\_ \*Right Side \_\_\_\_\_ \*Left Side

Problem: \_\_\_\_\_ Lawn \_\_\_\_\_ Shrubs \_\_\_\_\_ Sprinkler System

Describe nature of request: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

If you need more space, write on the back. \*Right or left as you face the house

Expect a one to two-week turnaround, depending on the nature of the request. If you have any questions regarding service, e-mail Kurt Powell at [wcm@willamettecm.com](mailto:wcm@willamettecm.com). If you do not use e-mail, you may call him at WCM 541-602-1775.

STONEBROOK – LANDSCAPE REQUEST - REVISED 07/11