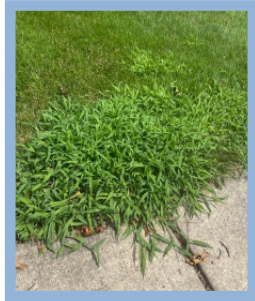




Dallisgrass



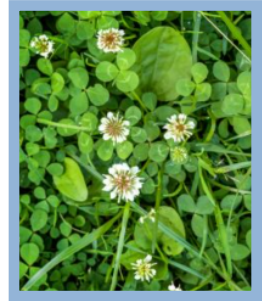
Crabgrass



Chickweed



Nutsedge



Clover

Be a Good Neighbor — Maintain Your Lawn & Curbs

Please don't wait for a violation notice to act. Fall lawn inspections will start soon. The process is one notice followed by an appearance before the HOA Board if the issue is not corrected. See note at bottom on FirstService. Over one-quarter of our neighborhood has lawns that are primarily weeds or invasive weed grasses. And many more that are struggling with turf loss. Rental property owners are reminded to coordinate lawn care and watering responsibilities with their residents to ensure a healthy lawn.

Thanks to a wet August, many healthy lawns look better than usual for this time of year. Unfortunately, the extra rain has also benefited invasive grasses such as Dallisgrass, Crabgrass, Annual Bluegrass (*Poa Annua*), Japanese Stiltgrass, and "common" Bermuda (often called wire-grass), which is different than hybrid Bermuda. Additional weeds like chickweed, clover, nutsedge, and purslane can quickly take over, leaving a lawn in need of full renovation.

Weeds and invasive grasses have one thing in common: AGGRESSIVE. They spread by rhizomes, cuttings, runners, and seeds which disperse throughout the neighborhood. Left unchecked, they invade healthy lawns and HOA-maintained areas, increasing maintenance costs for everyone. To seed/over-seed successfully, invasive grasses & weeds must first be removed.

Just like any part of your home, a healthy lawn requires consistent care. Neglect only leads to greater costs and effort later. Seeding without proper watering means you'll likely need to reseed again. Allowing weeds and invasive grasses to take over is much harder to manage than regular maintenance.

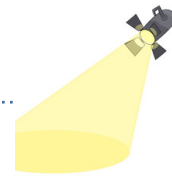
Tips for a Healthy Lawn:

- Start with **good soil**. Renovate fully or build it up over time with seasonal improvements.
- **Aerate and overseed** regularly. Adding a thin layer of peat moss helps retain moisture and improve germination.
- **Water deeply and consistently**—our hot climate makes this a must.
- Don't forget **fertilization and weed control** to keep turf strong and weeds at bay.

Lawn ARC Guidelines: (see complete list at FirstService's Website)

- Lawns *SHALL* be mowed as frequently as is required to maintain a neat and uniform appearance.
- Grass *SHALL NOT* be allowed to exceed six (6") in height and shall be cut before it develops mature seed heads.
- Driveways, sidewalks, walkways, curbs, bed borders, *SHALL* be edged or trimmed and kept neat looking.
- Lawns *SHALL* be trimmed around fixed structures (e.g. house, mailbox, outbuilding, fences) to a comparable height of the mowed lawn.
- Joints and seams in walks and driveways *SHALL* be kept clear of vegetation at all times.
- Grass clippings *SHALL* be removed from walks and driveways. Homeowners should also remove grass clippings that have blown onto streets and from sidewalks.
- Excess clippings *SHALL* be raked up, and disposed of properly. Grass clippings *SHALL NOT* be blown or emptied into storm water catch basins or other waterways and *SHALL NOT* be disposed of onto the Common Property of the Community.
- Lawns should be kept essentially weed free and as green and healthy during the growing season as conditions permit. Lawns should be free of bare spots.
- Annual aeration and over seeding in the fall for tall fescue is recommended for best results.

VIOLATION SPOTLIGHT



Be a good neighbor and keep our community looking great!

COMMON INFRACTIONS:

- * Lawns & curbs with weeds & weedy grasses.
- * Lawns & curbs not mowed/edged.
- * Curbs not maintained with grass, trimmed, edged, weed free. (Cannot just be filled with mulch/stone)
- * Trees not pruned, maintained and cut up minimum of 14' off the street for vehicle clearance, and minimum 6' off sidewalks.
- * Shrubs not maintained.
- * Mulch beds not maintained & weed free.
- * Realtor, contractor & other signs.
- * Unkept flower pots.
- * Trash bags/ landscaping debris left on street prior to pick up day.
- * Garbage Cans left in view (Must be kept in garage or obscured by landscaping/partition)
- * Campers/trailers in driveway.
- * Mold on house.
- * Mailbox dirty, moldy, unkept area underneath.
- * Items left in yard & driveway.

NOTE ON FIRSTSERVICE MANAGEMENT COMPANY: The HOA Board has been in ongoing communication with FirstService regarding community management. We are currently working with our fourth property manager and are evaluating the necessary next steps. Unfortunately, violations have not been managed as effectively as expected. At times, there has been a focus on minor issues, while more significant concerns have received less attention. In addition, consistent follow-up has been lacking when initial violations are not corrected.

We are hopeful that improvements in follow-up and accountability will take place moving forward. In the meantime, if you have corrected a violation or believe one was issued in error, please send a note along with a photo to FirstService. This will allow the violation to be cleared or, if necessary, an extension to be granted to resolve the issue.

If you have concerns, unresolved matters, or are not receiving a response, the HOA Board can be contacted directly. Board member emails are available on our website at callonwood.com.