

Homeowner Landscaping Guidelines

The Landscape Committee was established by the Board to assist and advise Homeowners who wish to beautify the common areas around their homes.

Board approval

The board is responsible to manage, control, and repair common areas in a safe, healthy, neat and attractive condition. The Common Area is all of the grounds that surround the wall enclosed footprint of each unit. The Common Area is owned in common by all owners of lots in Orchard Villa and it is for their or their tenants common use and enjoyment. Plans for any landscaping changes (trees, shrubs, flower beds, etc.) must be submitted to the Landscape Committee before going to the Board for approval. No changes to existing landscaping, including planting or tree removals, are permitted without approval. This prevents costly mistakes, wasted effort, and unhappy neighbors.

Homeowners' responsibilities

All homeowners (including absentee owners) are responsible for maintaining their patios, courtyards, and any non-grass areas (planted beds and tree wells) adjacent to their units, either inherited from previous owners or put in themselves. This includes weeding, pruning, spring and fall cleanup, deep watering of certain trees in the winter months, etc. If the Homeowners, absentee or not, do not maintain or hire someone to maintain these adjacent areas, the owner will be given written notice with a designated time frame in which to correct the situation. If after that, maintenance has not been adequately performed, the HOA will do so and bill the Homeowner .

No structures or barriers, such as fencing, may be placed on the common grounds between, behind, or in front of the buildings. Permanent privacy screening on patios must follow existing guidelines and be approved by the Board.

Guidelines to receiving approval for landscaping changes:

1. Do not propose the planting of trees or shrubs that have extensive and invasive root systems. These can cause problems with sidewalks, sprinkler lines, utility lines (electric, gas, or water), sewage pipes, lawns and neighbors. Examples include willows, certain sumac, poplars, and bamboos. A list of trees and shrubs that do well and don't create problems is provided by the Utah State University Extension Service.
2. Be aware of any cost to adjust the sprinkler system. Replacing or moving sprinkler heads will be the responsibility of the homeowner. An approved landscaping technician must perform all changes to the sprinkler system. Consider the watering patterns of existing sprinkler heads before submitting a planting proposal. Be aware of sprinkler lines. These are shallow in some places.
3. Adequate separation between planted areas is advised to prevent grass encroachment and facilitate mowing.
4. Allow sufficient room for full growth of trees and shrubs. When plants are fully grown, they should not interfere with sprinklers, mowing, neighbor's line of sight, or fence maintenance. Mowers require at least a five (5) foot swath to maneuver and fence maintenance requires a buffer of 18 inches.
5. Consult with your neighbors before finalizing landscaping plans to discuss allergies, sunlight, shade, views, upkeep, etc. Consider what it will look like in five to 10 years? Looking at these issues from the start makes good neighbors and keeps future surprises or problems to a minimum.

Groundskeeping

The Orchard Villa Property Manager and Chairperson of the Landscaping Committee typically meet with our groundskeeping contractor on a regular basis to supervise the timely completion of landscaping tasks. If you have issues with our groundskeeping , please contact Alan Gillette and he will communicate your concerns to the contractor. Please do not contact the contractor directly.