



Yard of the Month Award Program

The Board of Directors of Townewest HOA is pleased to announce the creation of the Yard of the Month award program to show their appreciation and to recognize those homeowners who demonstrate superior effort in maintaining their property, and who, as a result, positively contribute to the overall appearance of Townewest HOA.

The program will award monthly winners during the months of May through September for landscaping, and for holiday decorations in the months of October (Halloween) and December (Christmas). Each monthly winner will receive special recognition on the HOA's website and in the HOA Newsletter, a \$50 gift card to Home Depot and the honor of displaying the official "Townewest HOA Yard of the Month" lawn-sign in their yard that identifies their property as the Yard of the Month winner.

Program Guidelines

Judging for the award will be provided by an **independent representative of the management company** overseeing covenant enforcement using the criteria below.

- + Landscaping awards will be presented for the months of May through September.
- + Awards for best Halloween decorations will be presented in October and best Holiday decorations will be presented in December.
- + The award term lasts from the first day to the last day of a calendar month.
- + The same property cannot receive more than one award in the same rolling 12-month calendar period.
- + The property of all current residents of Townewest HOA, both owner-occupied and rental, are automatically eligible to participate in the program and does not include those homeowners involved in the governance of the HOA.
- + Yard of the Month winners must be members of good standing with the Association, current with their Association dues, and free of current HOA covenant violations.
- + The **occupants** of a Yard of the Month winning home will receive the gift card award.
- + The upkeep of the yard can reflect the efforts of the residents themselves or that of a professional landscaper.
- + During their reign as Yard of the Month, winners are expected to maintain their yard in the same manner that allowed them to win the title.

Judging Criteria

Landscaping Awards (May through September):

Yard of the Month candidates for landscaping are judged solely on the exterior appearance of their property as viewed from the street. Yards will be judged on neatness, landscaping, and color. Overall appearance and factors include, but are not limited to, tidiness and neatness of the front and side yards, pruned and trimmed trees and shrubs, edged and defined lawns, borders and flower beds, and a visually appealing façade.

Lawn: Healthy grass with no bare spots or excessive weeds. Grass shall be mowed and edged, and grass around foundations and fences shall be trimmed.

Landscape and Flower Beds: Beds weeded, mulched and edged. Trees and shrubs pruned. Efforts made to improve upon builder landscaping, including the inclusion of color and the installation of new flowers, trees, and shrubs.

Walkways and Driveways: Walkways and driveways shall be clean. Walkways, driveways and curbs shall be edged and free of debris and dirt. Use of accent and safety lighting for an improved evening appearance.

Aesthetics: The use of originality and creativity to create an inviting front entryway and a positive overall look to the landscaping and curb appeal. Formal or informal, use of color and textures, garden art, hanging baskets and pots.

Decorative Awards (October and December):

Yard of the Month candidates for decorative awards are judged solely on the exterior appearance of their property as viewed from the street. General maintenance and upkeep of the yard and home is included in the judging. Overall appearance, tastefulness, creativity, decorating in the “spirit of the holiday”, and a visually appealing façade are considered.



October: The Yard of the Month award for October will be judged on the house with the best Halloween decorations. Spooks, goblins, black cats and pumpkins are all in order. Lights and animation are a plus. Judging will take place during the 3rd week of October.



December: The Yard of the Month award for December will be judged on the house with the best Christmas decorations. Theme, creativity and originality in ornamental lighting and decorations will be considered, as will daylight and evening display. Judging will take place during the 2nd week of December.