

CEDAR COVE HOA JUNE NEWSLETTER

Hello, hope you're having a great summer.

Hope you've reviewed your "home maintenance checklist" provided to you at closing. (See HOA web page.)

Reminder – mark and mail your ballot to vote for or against 2 additional Board members – DUE JUNE 30th.

As a reminder, here's what our \$75 per month HOA dues provide:

- sprinklers & City water
- snow removal
- lawn care
- trash pickup

Your Board is trying to keep our costs down. We totally trust our providers, Blades Lawn Service and Cummins Sprinklers, we have now. Please let them do their jobs – they're dealing with the following which they and all of us owners inherited:

SPRINKLERS

-Inadequate sprinkler system which the builder/developer had installed by 3 different companies for our 120 lawns. 60 get watered on Tuesday, Thursday, Saturday and remaining 60 on Wednesday, Friday, Saturday. Except at present we're watering day and night to catch up. Now compute how many hours in a day and how many minutes each lawn can be watered at the time optimal time of day to be watered when the heat doesn't evaporate it, the wind doesn't blow it away, and too much water only runs off with the terrible clay soil most of us have. Grass roots take many years to grow and become established to absorb water in clay soil.

-Inadequate head placements and in some cases the lines, and the way it was set to run varies from location to location.

It was a catch 22, several owners complained about their lawns, Blades felt a need to fertilize, we were expected to get rain, NO RAIN CAME, the heat hit fast, the sprinklers ran at night as set, they couldn't keep up.

Please realize our HOA water bill will be high, every e-mail and telephone call to Tammy which brings Chad on site out of an ordinary routine system call, is a separate and expensive service call paid by the HOA which is a minimum \$150 not including labor. To verify if sprinklers are functioning correctly in your yard, please set out a small container (like a Cool Whip container) with a rock in it, and find out if that section is receiving water. That's the helpful information to know whether you are getting water or not.

POSSIBLE SOLUTIONS TO DATE:

-It has been suggested we install a 2nd water main for our community at a 2015 quote of \$15-20,000. We could water at optimal times to not waste it but it won't change the inadequate layout of our system.

-In March the Board requested a quote from Judson's to offer the solution to install our own well; which is also quite pricey. And won't change the inadequate layout or outcome. Most likely an increase in their fees and our HOA dues.

-Change sprinkler provider; same outcome, same inadequate layout, and probably at a higher cost to us. Plus they most likely would charge a fee to assess our system before providing a quote.

LAWN CARE:

-hard, gummy, clay soil not good porous topsoil, which doesn't allow good root structure and water absorption.

-lack of care from previous provider.

-weeds going to seed in adjacent school property.

-different types of grass throughout our community.

-the weeds that you see and think is crabgrass, is actually Buffalo Grass, which takes a special treatment outside of our normal maintenance.

-please feel free to catch Rich (not his employees) to discuss any concerns or call Tammy.

YOUR RESPONSIBILITIES:

-Please feel free to catch Rich (not his employees) to discuss any concerns or call Tammy.

-You have to raise your downspouts; Blades contract doesn't include moving 240 downspouts for us!

-To mulch or personally edge around extra added landscaping you installed, flag poles, trees, bushes, etc.

-To mulch, water and trim the parkway trees on your property installed by the developer which you're responsible for. If you need help, please contact the Board.

-The trees planted by the developer in your yard or in the parkway BELONG TO YOU --- They add to the investment of your property! Please take care of them.

In summary, the Board trusts and has full confidence in our providers. We can't control Mother Nature. Please continue communicating and talking to us in a helpful and understanding manner. We live here too and want our properties to be maintained, but as your Board our 1st concern is to control costs and ultimately keep our HOA dues at \$75 per month. It's a learning process for all of us.

Christine, Jodi and Connie