

Cottages at Hastings Green Landscape Care and Maintenance FAQ

The purpose of this document is to familiarize all owners with the Association's guidelines and practice related to landscape care and maintenance.

What is an LCE garden?

"LCE" means "Limited Common Element". Limited common elements are defined in Hastings Green's Declarations, as is "Common Element". The garden or yard space outside of your home is a limited common element, along with some other parts of your home. Each home at Hastings Green has an LCE garden.

How can I find out where my LCE garden is located?

There are plat maps on the Cottages at Hastings Green web site that illustrate where each unit's LCE garden is. LCE gardens often extend right up to a neighbor's foundation.

What do I need to understand about my responsibility for my LCE garden?

Resolution 9 – "Landscape Maintenance, Changes & Plant Health Care" describes your responsibility, and the Association's responsibility, relative to landscape care and maintenance. Homeowners (and prospective homeowners) are responsible for reading and understanding what is in Resolution 9.

Key points, paraphrased, are:

- The Association provides *routine* maintenance to plants and lawn via the landscape contractor. The Association's landscape company maintains all turf lawns.
- The Association is responsible for operation and maintenance of the irrigation system, except as described below.
- An individual owner will be responsible for costs incurred if a modification to the irrigation system is required as a result of the growth or placement of new plants.
- The Association maintains all trees.
- Individual owners may elect to maintain the landscaping their respective limited common element, but they must meet or exceed the standards of the Association's landscape contractor.
- Owners are responsible for the replacement of plants in their limited common element.
- A plant cannot be placed within 18" of your neighbor's foundation.

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Who is our landscape service company?

The Association signed a 3-year contract with Landscapes East & West (LE&W) in 2015. This contract expires at the end of 2017.

How much does the Association pay for landscape services each year?

In 2016, unit owners pay \$64 per unit per month (on average) for landscape services. This amount does *not* include irrigation water and irrigation system parts. To determine the amount unit owners pay in years other than 2015, see the appropriate line item in the Association's annual budget.

What services do we buy from the landscape company, and how much do we pay for them?

Services provided vary by season. Here are the major services we purchase over the course of a year.

<i>Service</i>	<i>Percent of total (approximate)</i>
Mow, edge and blow grass clippings	38.5%
Prune shrubs, structural pruning (up to 3 times/year)	17.4%
Leaf removal (Oct, Nov, Dec)	13%
Trim ground cover (up to 3 times/year)	8.4%
Shear hedges	8.4%
Weeding	5.6%
Irrigation system start-up	2.8%

What is the landscape maintenance schedule? It looks like my garden was skipped the last time the landscape crew came through. Why?

The maintenance schedule is dependent on weather, growing conditions and location. LE&W has a generalized maintenance schedule that is posted on the Hastings Green web site.

Some services are provided on a rotating basis; for example, one quarter of the complex is weeded in any given week. More weeding is done during the growing season, and weeding is done more frequently along sidewalks than in the interior of gardens.

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Sometimes I see more weeds than I would like. How can we control weeds better?

We typically use organic methods for controlling weeds rather than chemicals. Currently one-quarter of the property is weeded each week, including LCE gardens and common areas. Other options for controlling weeds are:

- Keep the soil in your LCE garden healthy. Soil compaction retards plant growth, while weeds thrive. You can accomplish a lot if you regularly turn the soil in your LCE garden (or pay someone else to do it). You may need to replace or augment soil, particularly now, if it is compacted as a result of construction activity. Healthy soil goes a long way to provide good drainage, too!
- Keep your LCE garden full of healthy plants that crowd out weeds. Replace dead or unhealthy plants and shrubs. Replace plants that are not appropriate for the growing space they are in.
- Pay LE&W to weed more frequently
- Homeowners can pay someone else with the appropriate skills to maintain their LCE garden space, or do it yourself.
- Pay LE&W more to add annual mulching to our current contract
- Discuss use of chemical herbicides. A significant number of unit owners – more than a simple majority – opted not to use chemical herbicides or pesticides when this question has come up.

What if I need a plant (or plants) replaced in my LCE?

According to Resolution 9, the homeowner is responsible for replacement of dead plants and shrubs in their LCE garden. You can do the work to replace the plant, or you can hire someone else to do it. You can plant anything that is *not* on the City of Portland's list of nuisance and prohibited plants (see the City website). This is detailed in Resolution 9.

How can we address differing expectations from prospective owners and new owners?

If you are planning to sell your unit, make sure your realtor is aware of Resolution 9 and this FAQ, and encourage them to share this information with buyer's realtors. The Association will post this FAQ on the website and include it in New Owners Packets.

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I have a complaint or question about landscaping, the common areas or drainage. Who do I talk to?

First, consult Resolution 9 and this document. If you cannot find an answer in either of these documents, you may direct complaints and questions, in writing, to Bridgetown Community Management. Include a photograph if possible; be sure to note the date and time. Bridgetown will route the question or concern to appropriate parties. Though there are several talented and dedicated gardeners at Hastings Green, it is not their responsibility to field complaints.