

# VGC Rules and Regulations

## #06 Front Yard Maintenance - DRAFT

There are differences in Village/Phase Landscape contracts from village to village. For instance, some villages do not have “regular weeding as part of their contract”. So if you're waiting for the landscapers to pull that big weed in your front yard, it won't happen until you do it yourself. While another village hires a weeder to rotate among their front yards all summer to make sure they are kept weed free.

**HOA DUES** - Presently each of the VGC Villages/Phases prepare an annual budget that includes contractual costs for Front Yard Care. Some of the Village/Phase budgets include line items to offset homeowner costs for repairing of front sprinklers.

Each village chooses their own front yard landscape maintenance service provider, selects a treasurer, establishes their own budget and reserve accounts, and collects association dues. A portion of the monthly dues collected are forwarded by the village treasurers to the Master Property Management Association (where monies are used for the administration and maintenance of VGC common area property).

Homeowner HOA dues typically include:

**Front Yard Lawn Care, bi-annual trimming Shrubs and Trees; Water & Sewer (except for Phase 8 & 9); Maintenance of VGC Common areas including irrigation; and Other HOA administrative costs.**

Homeowner HOA dues typically **DO NOT** include:

**replacing plants or trees; extra weeding of planted areas; extra fertilizing; extra tree/shrub trimming; repairing broken sprinklers; and back yard care**

Homeowners are responsible for the following Utility Costs:

**Electricity** – Two providers service the VGC, depending on location of the home, Columbia Rural Electric Association (Columbia REA) 509-526-4041 or Pacific Power & Light (PP&L) 888-221-7070.☐

**Garbage Service** – Basin Disposal 509-525-1711☐

**Water and Sewer** – Homes in phase/village 8 & 9 each have their own water meters where homeowners are responsible for their own water and sewer bills serviced by the City of College Place.

### IRRIGATION

While all front yard irrigation systems (watering times) are controlled by the villages from a central station, proper maintenance of the irrigation lines & components on an owner's property are the responsibility of the homeowner.

Back yard maintenance and operation of the irrigation system is the responsibility of the owner. With only a few exceptions, irrigation of back yards is controlled by owners using their own timers. Village leaders should be contacted concerning questions about how to control back yard watering.

### TREES and PLANTS

Front yard trees and plants, belong to the property owner, and replacement thereof is the responsibility of the property owner. Additional front yard trees and plants must be approved by ARC/VRC.