

2026 Landscaping, irrigation and subcontractor plan	
Sub-contractor coordination	
Rehab Trail 1	ALL subcontractor services will be coordinated by Hugo Davalos reporting to the VGC MPMA. (Exceptions V7 John Jaso, V10 Don Coleman)
Rehab Trail 2	
Rehab Trail 3	
Rehab V1	
Accurate Concrete	
Tree work over 15 feet	
Pump Service	
Generator Service	
Snow clearing services	
Pre-emergent treatment of flower beds	
Myra road / V9 border Fire control	
FRONT YARDS AND CONTIGUOUS SIDE YARDS	
Weekly mowing and edging of contiguous front lawns (Ex V7 and V10)	TAL
Trimming of bushes and shrubs as required (Twice a year) (Ex V7 and V10)	TAL
Spring and Fall cleanup (Ex V7 and V10)	TAL
Remove and dump waste after any trimming/mowing (Ex V7 and V10)	TAL
COMMON AREA MAINTAINANCE	
Mow common areas every two weeks	TAL
Common area bush and tree trimming	TAL
Common area dethatching (Gazebo Circle only)	LAWNS PLUS
Rehab projects	TAL
V9 horseshoe. Single Pre-emergent treatment	LAWNS PLUS
IRRIGATION REPAIR AND MAINTAINANCE	
Front yard irrigation head service and repair and replace. Check coverage and overlap.	TAL
South side irrigation repair	Volunteer
CA irrigation head service, repair/replace. Check heads for coverage and overlap.	TAL
Minor irrigation line leak lepair	TAL
Major deep irrigation pipe excavation and repair	TAL
Lawn repair and reseeding	TAL
Programming and spreadsheet documentation of all irrigation controllers	TAL
Pump and pump control service repair and programming	Purswell pumps
IRRIGATION STARTUP AND SHUTDOWN	
Winterization and blowout of irrigation for common areas	TAL
Winterization and blowout of irrigation for front yards	TAL
Spring startup of irrigation for common areas	TAL
Spring startup of irrigation for front yards	TAL
Inspect, clean and repair valve control boxes	TAL
Adjust and service sprinkler heads to ensure coverage of irrigation head, drip and soaker lines	TAL
Adjust and record irrigation schedules and blowout procedures. Provide to MPMA for record	TAL
VEGETATION CLEANUP	
Weed around house foundations and planting beds. Pre-emergent treatment	Lawns Plus
Fall leaf collection and removal from all areas including trails and ponds	TAL
Tree trimming of common areas up to 15 foot height.	TAL
Monthly trail walkthrough and inspection with village representative	Third party contractor
Bridge vegetation control	TAL
Riparian maintainance of pond zones within 20 feet from pond edges	TAL

2026 Landscaping, irrigation and subcontractor plan (Cont)	
SPECIAL PRE-APPROVED PROJECTS	
Village 1/2 rehab	TAL
Village 8 rehab Planting of new trees bushes and ground cover	TAL
Village 10 rehab Planting of new trees bushes and ground cover	TAL
Rehabilitation of dead grass patches in all common areas	TAL
Rehabilitation of dead grass patches on front lawns ex V7	TAL
Planned reconfiguration of main irrigation lines	PNW
TREE MAINTAINANCE (No tree work over 15 feet LNI risks)	
Trail 1 trim bushes and trees and ground cover.	3rd Party Landscaper
Trail 2 trim bushes and trees and ground cover.	3rd Party Landscaper
Trail 3 trim bushes and trees and ground cover.	3rd Party Landscaper
Tree trimming and maintainance of Larch Avenue	TAL
Trim all trees on GVW to clear pavements and road	TAL
Trim all trees on common area property	TAL
WINTER TASKING	
Snow plow road clearing	Snow contractor or TAL
Snow clearing of all mailboxes to allow pedestrian access	TAL
Salt and grit spreading for mailbox areas	TAL
Emergency Plan	
EMERGENCIES - Pre-authorized emergencies outside normal hours	
Irrigation shutdown and isolation out of normal working hours	TAL
Tree limb removal for fallen limbs blocking access	TAL
Specific management designated emergency tasks	TAL
SPECIFICALLY EXCLUDED FROM TAL CONTRACT	
Tree felling and maintainance over 15 feet	Competitive bid to licensed tree company
Chemical treatments or applications	Subcontract to Lawns Plus/ Senske
Lawn Aeration	Lawns Plus
Sidewalk grinding	Subcontract to Accurate Concrete
Dethatching	Lawns Plus
General contractor work not associated with landscaping	Non Landscaping general contracting
Backyard maintenance	Out of scope separate homeowner contract
Landscaping South of Garrison Creek unless pre-authorised in writing	Out of Scope Volunteer only
Village 7 Front yard landscaping and front yard irrigation	Separate Contract (Marios Landscaping)
Village 10 Front yard landscaping and front yard irrigation	Direct contract (Diamond Cut)
All work on trail four	Out of Scope non VGC property