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Landscaping Frequently Asked Questions (revised: 10/20/18)

How much do I pay for mowing of my grass and trimming of my bushes?

A: For mowing of turf and trimming of bushes & palms on your private lot, a Capri home contributes \$45 per month, an Oakmont home \$60 per month; and a Carlyle home \$71 per month. Each homeowner also contributes \$26 per month for mowing and trimming of the Common Areas in the Community.

What landscape services are provided by the Association?

A: The Association provides commercial landscape service. These services include mowing of the turf and trimming of bushes, small trees and palms. Service also includes fertilization, insect and disease control of turf, shrubs, small trees and palms. Personalized landscape service is not provided.

How often does the grass get mowed?

A: Generally, from May to October, turf is mowed weekly (weather permitting). Other times of year turf is mowed every other week (weather permitting).

How often is my grass edged?

A: Hard edging (where turf meets pavers or concrete) is done with each mow. Soft edging (where turf meets planting beds) is done at every other mow.

How often are my trees trimmed?

A: Large hardwood trees such as Oak, Magnolia and Cypress are not trimmed by the Association. Small trees, such as Ligustrum, Wax Myrtle and Dahoon Holly, are trimmed three times a year; Crepe Myrtle trees are hard pruned once a year.

How often are palms trimmed?

A: Palm trees under 21' high are trimmed approximately every 4-5 weeks on a pre-set schedule. Palm trees over 21' high are trimmed once a year.

How are palms trimmed?

A: Palm trees are trimmed with the intent that all green palm fronds above the 3 o'clock & 9 o'clock positions on an imaginary clockface are left on the palm per University of Florida best practice recommendations. Brown fronds & lower seed pods are trimmed off. Upper seed pods on Sabal palms are trimmed once a year. Some palms (Christmas & Foxtail) are self shedding and therefore, do not need trimming.

What if a palm frond is touching my roof or my screening or interferes with entry to my garage?

A: When the trim crew visits your home, they will also trim off palm fronds that touch screening or interfere with entry to your garage. The Association does not trim off green fronds that touch roofs. Keep in mind that after a palm has been trimmed on your lot, a brown frond could develop on that palm in as little as 5 days later. The Association does not provide “on demand” or personalized palm trimming.

What if I desire more frequent trimming of palms or more frequent removal of seed pods?

A: Since you own the palms on your lot, you may employ a qualified private contractor at your expense to more frequently trim palms on your lot. Note that palms store food in their green fronds. Overtrimming and cutting off of green fronds deprives the palm of some of its food source, which may over time, weaken them. Weakened palms do not stand up well against high hurricane winds. The Association is not responsible for palms negatively affected by improper homeowner overtrimming.

What if I don't want a bush or palm trimmed on my property?

A: Placing a blue reflector next to a bush or palm is a signal to the landscaper not to trim that bush or palm. Placing a red reflector in a planting bed is a signal to the landscapers not to trim anything in that planting bed. Bushes in some planting beds (the alcove of a Capri is an example) are shared by both homeowners. Both homeowners must agree before placing a reflector there. Blue and red colored reflectors for this purpose can be purchased at Home Depot.

What if I desire trimming of trees (Oak or Cypress) that are not trimmed by the Association?

A: Since you own the landscaping on your lot, you may hire a qualified landscape contractor to trim large trees that are located on your lot. But you may not trim large trees located on Common Areas.

What if I have a concern that a tree's roots may eventually damage my property or foundation?

A: The Association has a written policy on Tree Root Intrusion, please see the Association office if you wish to review that policy.

When are bushes and shrubs trimmed?

A: Small bushes and shrubs are trimmed approximately every 4-5 weeks, unless flowering. Note that some shrubs have fast growth rates, while some have much slower growth rates. Therefore, fast growing shrubs may exhibit more growth on them between trim visits than slow growing shrubs will.

Why are some trees, bushes and shrubs, flowers, or other landscaping specimens not being maintained by the Association?

A: The Association is charged with only maintaining landscaping originally installed by the developer. Additional homeowner installed landscaping, which has been approved by the Architectural Control Committee (ACC), is the responsibility of the homeowner to maintain. If homeowner installed landscaping dies, it is the responsibility of the homeowner to replace it at their expense.

Will the Association remove or replace a live tree or shrub on my lot that I do not like or want?

A: The Association does not remove or replace live, healthy plants, trees or palms of any type on private lots. Removal or replacement of live bushes or shrubs or installation of additional landscape material, may be done by the homeowner at homeowner expense. Homeowners must file an ACC application with the Association office for approval prior to any work being performed. Dead or diseased bushes and shrubs that are original developer (or previous Association installed material) may be replaced by the Association (budget and calendar permitting). Please contact the Association office and request a workorder be initiated to have this type of work performed.

What about weeds in my planting beds?

A: Individual weeds found growing in planter beds are sprayed with a herbicide approximately every 4-5 weeks. The intent is not to prevent weeds, but rather, to keep weeds found in planter beds to a minimum (as much as is practical). Weeds which cannot be sprayed (because they are located too close to a bush such that spraying them would cause additional harm to the bush) are hand pulled. It is the responsibility of homeowners to weed planting beds where the homeowner has installed his own additional plants.

What if I have weeds in my driveway or walkway?

A: Individual weeds found growing in paver driveways, walkways and planting beds are sprayed with a herbicide approximately every 4 weeks. This does not prevent weeds. The intent is to keep weeds growing in paver joints to a minimum (as much as is practical). Homeowners can help keep weeds in driveways to a minimum by pressure washing their pavers annually. Not pressure washing regularly allows moss to accumulate in paver joints providing a fertile ground for weed seeds that are blown there by the wind to quickly sprout. The Association does not provide "on demand" spraying of pavers.

How can I request weeds and other growth in the lake behind my home be removed?

A: The lakes (and preserve areas) throughout our community are not owned by the Association. They are owned and maintained by the Community Development District and Tradition Community Association, which is managed by Fishkind and Associates. The lakes are designed for storm water management and not primarily for aesthetic considerations. Certain types of lake flora assists with water quality and also help protect against lake bank erosion. Any questions or concerns you may have can be addressed by contacting Fishkind directly at (772) 345-5101.

Are there any restrictions as to what landscape changes I may make?

A: Yes. Our documents require any exterior changes to your home and/or improvements to your lot be pre-approved by the Architectural Control Committee (ACC). Please see the Association's Architectural Control Handbook, available for viewing on the Association website or contact our Association office for an application and additional information.

I have found insects in my kitchen. Will the HOA treat the exterior of my home to prevent this?

A: No, the Association only treats for insects in turf and on bushes. Association provided pest control services do not include exterior barrier protection for your home or patio lanai areas. If you want this type of protection, you must contract with a licensed pest control contractor to spray the exterior foundation area of your home.

How do I report a broken sprinkler head or other concern with the irrigation system?

A: Please contact our Association office to ask that a repair workorder be generated. Our irrigation contractor will respond to initiate repairs.

How often is the irrigation system checked?

A: The irrigation contractor is here three days a week attending to irrigation workorders and checking individual system zones to insure they are operating properly.

How often is the community watered?

A: All areas of the community are normally watered two days a week. During summer months, the entire system may occasionally be turned off in response to heavy rains.

Why do I never see the irrigation system operate on my particular lot?

A: The irrigation system begins its watering cycle around 4 pm, goes all night long, and turns off around 9 am the next morning. If you never see the irrigation come on at your home, it probably is

How often is the turf, plants and palms fertilized?

A: All turf is fertilized 5 times per year, twice with a granular fertilizer and three times with a liquid fertilizer. All plants are fertilized with a granular fertilizer twice a year. All palms are fertilized using a special granular palm fertilizer twice a year. In addition, palms that are identified as in a weakened state and in need of extra nutrition are given a supplemental liquid injection twice more per year.

What if I see bugs on my plant or my plant looks diseased?

A: Please email or stop in to the Association office to ask that a workorder be generated. The pest control contractor will respond to your home and spray that plant with a fungicide or an insecticide.

What about pickup of landscape debris?

A: The landscape company picks up all landscape debris that they generate from trimming. Some palms (Christmas & Foxtail) do not need frond trimming as they shed brown palm fronds themselves. So, if you see a Christmas or Foxtail palm frond lying on the ground on your lot, please place it at the curb. The landscape company does police the entire community every Tuesday to pick up small amounts of landscape debris placed at the curb by homeowners. The city of Port St. Lucie will also pick up small amounts of homeowner generated landscape debris placed at the curb early on Saturday mornings. Do **not** place homeowner generated debris on common property as the city will only pick up debris from homes, not common property. Pickup of any pile of homeowner generated debris larger than 4 foot by 4 foot requires a homeowner phone call to the city to arrange for a special pickup.



Legustrum



Wax Myrtle



Dahoon Holly Tree



Live Oak Tree



Magnolia Tree



Cypress Tree



Sabal Palm