

Over-watering
In spring, a card is sent to all owners re: setting of sprinkler systems for days, time and duration. Summer Lawns does a sprinkler check once per month after that initial set up. When weather changes more frequently – especially in the spring when rains come and sprinkler timers remain the same, the homeowner needs to adjust in those times between Summer Lawn checks. In the case of too much water between houses – it might be well to work with you neighbor to work out a plan of alternate watering. In some cases, it might be necessary to turn off individual heads to avoid too much water in these areas.
Summer Lawns reading our watering instruction cards and not following those instructions
See number one above. Initial settings are programmed; adjustments are only made once per month. If a homeowner marks the card that they don't want Summer Lawns to adjust, they won't adjust. If there's an issue, the owner needs to call Pat Liddell right away so we can get the sprinkler tech instructed properly. It is important to remember that when a lawn is not healthy from not being watered, it's then subject to weeds and billbug. .
Need to be notified if adjusting sprinkler timing, heads etc.
Summer Lawns makes monthly adjustments if owners indicate that they want them to do so. Last year, they adjusted on the last Thursday of each month. An email was sent to all patio owners with this information. When Pat Liddell receives the 2011 schedule an email of notification will be sent. You can adjust each month if you wish by putting a note in your box attached to the card or contact Pat Liddell.
Understanding is that sprinkler head damage by mower is Summer Lawn expense not homeowner
If the sprinkler heads are not installed properly or if the turn has "sunken" over time, the mowers will hit the sprinklers. Owners need to be mindful of the fact that the heads need to sit lower than the plane of the grass and that they operate properly and go completely down after the watering cycle. Contact Pat Liddell if a problem exists.
Lawns are not cut short enough
Summer Lawns makes the call based on the time of year – if they cut too short in hot weeks, the turf will burn.
Definitions (detail) as to exactly what Summer Lawns is going to do for each service listed on the contract.
See definitions in separate attachment
Tree and lawn treatments weren't always applied in a timely manner; need to be applied at right time in order to be useful
Summer Lawns is a professional company. They will make the call on when best to apply treatments. Although there is a time application "estimate" with the contract, seasonal weather will dictate when best to do the applications and treatments. For example, dormant oil treatment – this needs to be applied while the insects are dormant, not when the tree is dormant. Even though a tree is budded out a bit it doesn't mean the application is going to be too late.

Summer Lawn equipment too large for our patio homes, causing divots in lawn
Patio Home owners can choose to pay extra for smaller mowers. Typically, it takes at least 2x as long to mow with 21” walk behind mowers. It isn’t just the mowing time, but the bagging time and getting the clippings to the truck, etc. As it is now, they use 36” and 48” mowers depending on the areas.
Equipment leaving grass stain tire tracks on driveways
This typically happens in the spring when the lawns are wet from rains. We will ask Summer Lawns to pay attention to this. Please recognize that when wet or damp this problem is difficult to control and tends to be a common problem.
Front porches and patios not always being blown off and lawns line edged
We will address clean up with Summer Lawns. They will need to pay closer attention to the blow off. String trimmers will be used for weekly maintenance along borders, walk and driveways. A hard power edge is included in this year’s contract. (see the Lawn Contract Descriptions to see what’s included). If a homeowner does not want a hard power edge in certain areas, please contact Pat Liddell so she can make Summer Lawns aware. We’ll monitor to see how 2011 goes.
Maintain rotation between starting place each week i.e. Ulmer one week, Waterway the next.
We have asked for this rotation. We will need to monitor to make ensure that it happens.
Common area behind Waterway homes and fence needs to be included in Association Spring and Fall cleanups along with the pond areas.
The common area on the north side of the white fence on Waterway will be maintained. The areas along the “creek” are the responsibility of the homeowners. In 2010, the Board agreed to pay for the leaf cleanup on the creek – we will look into this for 2011.
Homeowners need to be notified regarding sprinkler Spring startup and Fall turnoff as well as when to expect each special application such as hard power edging, lawn pre-emergent, dormant oil spray etc.
As Summer Lawns has agreed to give 3 days notice prior to any special service and as was the case in 2010, emails will be sent prior to all services being performed. Owners need to make sure that they keep their own email addresses up to date in order to receive communication. Owners should visit www.advantage-idaho.com/email and select Lakeland Patio Homes to update their information.
Lawn issues are to be reported to Pat Liddell as Property Manager and conduit to Summer Lawns. In turn, Pat is to respond by return phone call or email as to the disposition of the issue.
When there is an issue always let Pat Liddell know as soon as possible. She can be reached by phone – 323-1080 or pat@advantage-idaho.com . Depending on the time of the call, she will get back to you within a day. If you email, she doesn’t have “office assistant” to let you know she is away so if you haven’t heard back within the day, please call the office to see if she’s away and need someone else in the office to assist you.