

# **Las Vegas Ranch POA**

## **Charter – Landscape Committee**

*Updated March 13, 2024*

### **Mission Statement**

The Landscape Committee at Las Vegas Ranch Estates is responsible for maintaining the landscaped entrances to Las Vegas Ranch Estates and the Fair Oaks gate and the Camp Wood gates.

### **Landscape Area Descriptions**

Both the Fair Oaks and Camp Wood Entrances are about 3500-5000 sq. feet. The Fair Oaks entry is primarily irrigated grass and trees with a native grass unirrigated boundary; water is provided by sprinklers and drip irrigation. The Camp Wood Entry is decomposed granite/landscape rock with trees and shrubs; water is provided by drip irrigation.

### **Duties and Responsibilities**

The Landscape Committee is empowered and required to:

- Hire and supervise a landscape contractor(s) to address the Scope of Work described below.
- Provide an annual assessment of the selected contractors performance.
- Review the annual contractual arrangement with the selected contractor, update it and renegotiate it as necessary based on the job performance review.
- Make sure the irrigation systems are in good working order.
- Alert the Board of Directors (BOD) to existing problems such as erosion, unhealthy or loss vegetation, or damaged or faulty irrigation components.

- Assist the BOD in finding solutions to any problems.
- Prepare an annual budget.
- Provide a committee report during Board meetings.

### **Committee Composition**

The Committee is directed by a Committee Chairman appointed by the BOD. The Committee Chairman can recruit volunteers to the Committee as needed.

### **Authority**

The Committee Chairman can hire a contractor(s) for the landscape chores described in the Scope of Work and approve authorized yearly budgeted expenditures. Budget overruns and major or unexpected expenditures must be approved by the BOD.

### **Scope of Work for the Landscape Contractor**

Each Site requires different treatment:

Fair Oaks:

- Mow grass; discard cuttings.
- Fertilize grass and trees 2 times per year (or as necessary to meet industry standards).
- Re-seed lawns once per year.
- Control weeds especially in outlying areas.
- Blow cut grass off roadways.
- Pick up and discard other debris.
- Monitor grass and tree health.
- Trim trees as needed; discard cuttings.
- Maintain and monitor the sprinkler and drip irrigation system; winterize and evaluate system during spring start-up; provide any minor repairs.

Camp Wood:

- Weed, rake and dress landscaped area to provide a clean-cut appearance.
- Apply pre-emergent weed killer twice per year (or as necessary); control weeds as necessary.

- Pick up and discard debris.
- Monitor shrub and tree health.
- Fertilize trees and shrubs twice per year (or as necessary to meet industry standards).
- Maintain and monitor the drip irrigation system: winterize and evaluate system during spring start-up; provide any minor repairs.