

POINTE ALEXIS HOMEOWNERS ASSOCIATION, INC.

LANDSCAPING/IRRIGATION INFORMATION AND WORK ORDER PROCEDURE

Through contracted vendors and as part of your association fees, Pointe Alexis Homeowners Association, Inc. provides the following services related to landscaping and irrigation for all lot owners and upon common area property:

- Mowing - Weekly or bi-weekly depending upon season (winter months are bi-weekly).
- Edging – Edging of all hard surfaces with each mowing service and soft edging every other mowing service.
- Trimming – Monthly shrub trimming except as needed during the winter months unless homeowner has requested to be on the “No Trim” list through management. Specialty and ornamental shrubs and trees not included unless requested by homeowners. Example: Bougainvillea, cactus, succulents. Blooming plants to be renewal pruned once annually and left to bloom unless additional trimming is requested by the homeowner. Annuals planted on the lots are not maintained by the landscaping company.
- Debris Clean-up – Blowing and clean-up of grass and plant trimmings from plant beds, sidewalks, and driveways at time of service.
- Fertilization – Fertilizer applications for St. Augustine turf – three (3) granular applications per year plus monthly supplements, shrubs – two (2) times per year, and common area palms and ornamental trees – two (2) times per year.
- Turf Weed Control – Turf weeds are controlled in St. Augustine sod through the implementation of consistent cultural practices such as cutting height, turf fertility, and the proper use of herbicides when required (Crabgrass and wild Bermuda not included).
- Plant Bed Weed Control – Weeds in planting beds are controlled through pre-emergents and both manual and chemical means 2 times per month in the spring and summer growing season.
- Pest and Disease Control - Utilizing an integrated pest management approach, lawns and shrubs are inspected during each service and treated as required for pests and diseases.
- Irrigation - Repair and maintenance of the irrigation system throughout all areas of the community. **This does not include the addition or modification of irrigation for homeowners with new plant beds or plant growth and does not include necessary repairs for improper installations by your builder.**
- Common Area Sod and Plantings – In addition to the above, the association is responsible for all tree maintenance, and the installation and replacement of all sod, mulch, and plantings as needed upon the common areas.
- ***NOTE: The property surrounding the villas are common areas.***

LOT OWNER RESPONSIBILITIES: *(Does not apply to villa owners.)*

- **Sod** – Lot owners are responsible for the replacement of dead/dying sod. As noted in this document, certain sod related issues may be out of the control of the landscaping company and the association. Please be sure to report all concerns related to your lawn to see if treatment is indicated. This will assist in the tracking of issues throughout the community.
- **Trees and shrubs** – Removal and/or replacement of any dead trees or shrubs on your property. Tree limbs that hang across your property line are also your responsibility. Trimming and fertilizing of all trees, including ornamentals and palms exceeding ten (10) feet in height, on individual lots is the responsibility of the homeowner.
- **Mulch** – Lot owners are responsible for the installation of any mulch on the lot. Please note that while mulch is not a requirement, the control of bed weeds is greatly improved with the addition of mulch.

Below are the most common factors contributing to stressed or dying sod within Pointe Alexis and may or may not be able to be treated or controlled by the landscape contractor:

- **City Controlled Reclaimed Water:**

During periods of drought, generally in the spring and summer months, the City of Tarpon Springs typically restricts the reclaimed water usage. And, on occasion have even denied use through city-wide shut offs. We try our best to get as much watering during those times as possible but the grass and landscaping may experience stress and even die due to the lack of water. This condition may also cause heat tracks from the mowers. Heat tracks usually improve over time but may result in dead grass in some areas.

- **Dollar Weed:**

Properties within Pointe Alexis are prone to dollar weed due to high humidity, excessive rainfall, over watering, and inadequate drainage. Please report dollar weed issues. The management company will report the issue to both the landscaping and irrigation companies for resolution.

- **Chinch Bugs:**

Lawns affected by chinch bugs are often confused with lawns suffering from drought. Chinch bugs use their piercing mouthparts to suck moisture from grass blades, then inject a poison into the blades that interrupts water movement within the grass, causing the grass to die. In the early stages of chinch bug damage, grass will begin to yellow. Next, grass will turn brown and die. As the grass dies, chinch bugs will move to the perimeter of the dead grass, causing dead patches of grass to spread outward. Even worse, chinch bug populations, known as super chinch bugs or resistant chinch bugs, have become immune to pesticides so even when treated we may not be able to prevent them from killing your grass.

- **Take-All Root Rot:**

Take-All Root Rot is a pathogen that is very common on warm-season turf grass roots and has been an on-going issue within Pointe Alexis. High rainfall and stressed turf grass trigger the disease. It is observed during the summer and early fall months when Florida receives the majority of its rainfall. Prolonged periods of rainfall are most conducive to this disease. Any stress placed on the turf grass can encourage or worsen the disease.

Please note that major landscape changes or modifications, such as new plantings which alter bedding configurations or installation/removal of trees require review and approval from the Association's Architectural Control Committee. Replacement of dead or dying shrubs do not require approval. In addition to association approval, tree removals may require a permit from the City of Tarpon Springs. If you are replacing sod, contact the management company to determine if the amount of sod replacement qualifies for daily or additional watering during the first thirty (30) days. An accommodation for small areas may not be available.

WORK ORDER PROCEDURE:

ALL LANDSCAPING REQUESTS AND COMPLAINTS ARE HANDLED THROUGH THE WORK ORDER SYSTEM. PLEASE DO NOT COMMUNICATE YOUR REQUESTS OR COMPLAINTS TO THE LANDSCAPING CREW. ALL WORK ORDERS MUST BE SUBMITTED DIRECTLY TO THE MANAGEMENT COMPANY FOR RESOLUTION.

Because we are on a shared water system, it is requested that you report any irrigation issues you see throughout the community.

To submit a work order:

1. Log onto the community website: <https://pointealexishoa.org>
2. If you have not previously received a Login Name and Password from the website, please click on Request Login, complete the form, and you will receive an email from CINC enabling you to set your password and log in. (The log-in request is not an auto-response and may be delayed if not submitted during business hours.)
3. Once you have logged in, select "Submit a Work order".
4. Once the work order is completed and submitted, it is sent electronically to the management company and the appropriate vendor for resolution.
5. You will receive an email notification once the requested work has been completed by the vendor and you will be able to make a comment regarding such completion.

Note: *If you do not have internet access, work order forms are available at the clubhouse and may be manually submitted to the management company once you have completed the form.*