

Cooper Crest

Homeowners Association

2208 Cooper Crest Place N. W.
www.coopercrest.com

Olympia, WA 98502

October 2, 2019

Lawn Care Maintenance Guide and Expectations

One of the most important factors in maintaining property values and enhancing neighborhood pride is taking care of lawns and visible gardens. The Cooper Crest Homeowners' Association wishes to set forth a set of guidelines and explicit expectations on the care of lawns and gardens visible from the street. Every season presents its own challenges. During the spring rains, before mowing begins, weeds start to proliferate. During the summer months, unwatered lawns turn brown and die. This does not lead to the healthy and attractive yard appearances stipulated by our CC&Rs. Many homes have lost the attractive curb appeal that supports property values.

Weed suppression begins in the spring, as early as March. Dandelions are especially noticeable. One dandelion has the potential to seed hundreds of new weeds in neighboring yards. They need to be removed by the root to prevent regrowth. Local hardware and garden stores have tools designed for this job. We expect homeowners will take steps to eliminate weeds from their front yards, especially in the early spring, to reduce their spread. We will continue to monitor weed control closely through our monthly inspections. When evaluating lawns, we look for uniformity with your neighbors. If your lawn is below the standards set by your neighbors, expect to be notified.

In the summer, some homeowners have decided not to water their lawns. As long as the lawns do not die and simply go dormant, this is ok, as long as they are trimmed. We recommend 1" of watering spread out over two waterings each rainless month to keep the lawn dormant as per the City of Olympia's Lawn Care Guide. However, a dead lawn is unsightly and will generate a response from our inspection team. A dead lawn is one we would characterize as having numerous brown or bare spots from no watering.

As an option to watering, we encourage you to move to a low maintenance, drought resistant landscape for your front yard. This should vastly improve the appearance of the neighborhood while eliminating the need for irrigation. Begin any new zero scape project with a weed barrier such as cardboard or fabric. River rock, landscape bark, and drought resistant plants are all good materials for such a project. There are several good examples of landscaping by homeowners who have chosen this option throughout the neighborhood.

Well maintained front yards will benefit your real estate value. That first impression sets an expectation for everything else in your home. A home's exterior maintenance tells potential buyers about the quality of the interior maintenance.

We on the Cooper Crest HOA board are committed to improving the appearance of the neighborhood through continuous monitoring, notifying homeowners of potential problems, and following through to ensure positive actions have corrected the issues noted.

To further assist in your lawn care needs, please go to the City of Olympia's web site for their lawn care guide: <http://olympiawa.gov/city-utilities/water-resources/pollution-prevention/natural-yard-care.aspx>