

### **Landscape Violation Frequently Asked Questions**

In order to help homeowners and renters understand landscape violations and better understand what needs to be done to fix them, please review the questions below! If you have additional questions, please do not hesitate to call our office at your convenience.

- 1. What do I have to do to ‘cure’ the violation?** The sentences in bold on the violation letter states specifically what was noticed in the enclosed picture. However, there is also a quote from the Green Book (the rules & regulations for the community) included in your letter. ALL of these criteria must be met in order for the violation to be cured.

What does this mean? Simply put, if the violation was for weeds in the rock on one side of your property, you have to keep ALL of the rock areas on your property weed free or the violation will be sent to hearing. Or if the violation was for weeds and/or bare areas in one area of the lawn, you must ensure that the entire lawn is weed free and has no bare spots.

These violations encompass your entire property/yard; you cannot simply remove the weeds from one small area and consider it fixed. If you have received a violation for weeds in the rock/mulch, then you must make sure that all of your rock/mulch areas are weed free; not just the area pictured in the letter.

- 2. What will happen if I don’t cure the violation?** Your house will be inspected again after the 15-days to respond as highlighted in your letter. If the violation is not cured, you will be sent to a hearing with the Hearing committee, made up of your peers. On the week of the hearing, the Inspector will go out to take a final picture of the house. If the violation is not cured by the week of the hearing, the Hearing Committee will recommend a fine to the Board of Directors. The fine for a first time landscape violation is \$200, and that grow by \$200 every time you are sent to hearing for the same exact violation. The Board of Directors then validates fine recommendations at their next Board meeting.
- 3. What will happen if I cure the violation?** The violation will be closed. However, if you get any other landscape violation within a 6-month time period, you will be sent to hearing immediately. Remember, this includes what was in your original violation as well as any other violations from that specific section of the Green Book.

It is important not only to fix the violation, but to keep it fixed! If you have a “weeds in the rock/mulch” violation and pull the weeds that were there originally, the area also has to remain weed free. If new weeds come up, you will still be sent to hearing as your covenant violation will not be cured!

- 4. What if I need an extension?** If you need an extension to complete the work, you must contact the HOA staff within 15 days from the date of the letter. The HOA staff can grant extensions of up to 30 days. A longer extension must be approved by the Board of Directors, and must be applied for in writing. The violation must be cured by the end of the extension, or you will be sent to hearing.
- 5. What if I want to change my yard to fix the violation?** Any material changes other than routine maintenance that you make to your yard must be approved by the Architectural Review Committee prior

to work starting. An ARC form must be submitted within the 15 day deadline. Once this has been received you will receive a 30-day extension for the form to be reviewed. Once the ARC form has been approved, you will then have six-months from the date of approval to complete the work. If the work is not done by that time, you will be sent to hearing.

### **Definitions:**

- **Weeds/grass in rocks/mulch-** This means you have a rock or mulch area that has weeds or grass in it.. This area needs to be weed AND grass free. Simply put- look at your rock or mulch beds. Any plant material that was not intentionally planted (bushes, flowers) should not be there. The weeds need to be removed; simply spraying them will not cure the violation as dead weeds still present still represent a violation.
- **Bare spots in the lawn-** This is an area, large or small, in your lawn that does not have grass. These are caused by several issues, including dog urine, not enough moisture, fungus or bugs (pests) in the grass. Any bare spots in the grass need to be repaired, either by seed or sod. Finding out the cause of the spots is a vital first step, so you know how to treat the area and prevent having to fix this problem time and time again.
- **Tree Lawn-** The tree lawn is the landscaped area between the sidewalk and the street, either in front or on the side of a house. This area is the homeowner's responsibility to care for and maintain.
- **Tree-like Shape-** Trees must be pruned regularly, including cutting any "sucker" branches on the bottom and making sure the leaves are in a generally rounded "tree-like" shape. Basically, the trees need to look like a traditional tree.
- **Weeds in the grass-** Any areas in the yard that have grass need to have only grass; no weeds are permitted. This includes obvious weeds such as dandelions and thistles, but also includes less obvious weeds, such as crab grass, etc.
- **Dry Areas of Lawn-** This is an area of the lawn that has grass, but it is dry. In a lot of cases, simply increasing watering should help. Sometimes using a product like Revive that helps with water absorption can also help with dry grass. This area of town is famous for our sandy soil base which has a poor water absorption for grass roots. Using an annual protocol of aeration and top dressing with a quality compost significantly helps with using less water and achieving healthy green grass.
- **Sparse areas of Lawn-** In order to be in compliance, the grass in your lawn must be healthy, and grass must fill in the entire area that is designated to be grass. You will get a letter if your grass does not do this.

**For more information, please go to the Association website at [www.gvrhoa.com](http://www.gvrhoa.com).**