

Oak Ridge Landscape & Lawncare Guidelines

Adopted by the board June 2025

Creating clear and fair guidelines for landscape and lawn care within an HOA helps ensure that all homeowners maintain their properties in a way that supports the overall aesthetic and health of the community.

Landscape and Lawn Care Guidelines

To help maintain the beauty and value of our community, the following landscaping and lawn care guidelines are provided for all homeowners. These standards are designed to promote uniformity while allowing for individual creativity and enjoyment of your outdoor spaces. Please ensure that your property adheres to these guidelines to help preserve the aesthetic appeal of the neighborhood.

1. Lawn Care

- Mowing: Lawns should be regularly mowed to maintain a neat, tidy appearance. Grass should be kept at a height of no more than 6 inches.
- Edging: Lawns should be edged along driveways, sidewalks, and garden beds to maintain crisp, clean lines.
- Watering: Homeowners are encouraged to follow local water usage guidelines to ensure efficient watering. Lawns should not be over-watered, and irrigation systems should be maintained in good working order.
- Fertilization & Weed Control: Use appropriate fertilizers and weed control measures to ensure a healthy lawn. Avoid the use of excessive chemicals that may affect neighboring properties. If you choose not to use chemicals to treat your lawn for weeds, it is expected you mow more often to keep weeds from going to seed and spreading to others lawns.
- Frequency: Regular lawn care (mowing, edging, weeding) should be done at least every two weeks during the growing season. Landscaping maintenance (trimming, pruning, etc.) should be done as needed, typically at least once per season.
- Grass clipping: Should be blown back into the lawn and not left in the street. When left in the street they work their way to the storm drains and can cause major issues.

2. Landscape Design

- Planting: Plants, trees, and shrubs should be kept well-trimmed and neatly arranged. Overgrown plants should be pruned regularly to prevent them from encroaching onto sidewalks, driveways, or neighboring properties.
- Mulch/Rock/Decorative Stone: If you use mulch in garden beds, ensure it is applied neatly. Rock or decorative stone is also acceptable for landscaping.
- Appearance: Properties should be kept in good visual condition at all times. Dead plants, overgrown grass, or other unsightly conditions should be addressed promptly.
- Tree Pruning: Trees should be pruned to remove dead or damaged branches and to ensure they do not interfere with walkways, streetlights, or power lines.
- Shrubs and Hedges: Shrubs should be kept trimmed and shaped to maintain an orderly appearance.
- Members may plant up to 3 trees on their lot without needing prior approval so long as the trees planted are not consider invasive to this area and are not planted within 10 feet of a property line.

3. Seasonal Maintenance

- Leaf and Debris Removal: All fallen leaves, branches, and other debris should be regularly removed to prevent accumulation and ensure a clean, neat yard year-round.
- Snow and Ice Removal: In the winter, homeowners are responsible for keeping sidewalks and walkways clear of snow and ice for safety purposes.

4. Fencing, Structures, and Other Yard Features

- Fencing: Requires prior approval from the HOA.
- Non-plant Elements: Yard decorations and features (e.g., statues, fountains) should be tasteful, well-maintained, and in keeping with the overall aesthetic of the community. Excessive or overly commercial yard decorations are discouraged.
- Yards (including side and back yards) should be at least 50% mowed lawn. This means the landscaping, gardening or decorative features should not be comprised of more than 50% of the space.

5. HOA Assistance

- Landscaping Modifications: If you wish to make significant changes to your landscaping (adding hardscaping elements, or creating new garden beds), please submit a request to the HOA for approval.
- Assistance: If you need any recommendations for local landscaping services or have questions about the guidelines, feel free to contact the HOA office.
- Complaints and Inspections: The HOA may conduct periodic property inspections to ensure compliance with these guidelines. If there are issues with your landscape or lawn care, you will be notified and given a reasonable time to make the necessary adjustments.

Conclusion

By following these guidelines, you help to create a well-maintained and visually appealing neighborhood that enhances the quality of life for all residents. We appreciate your cooperation and commitment to keeping our community beautiful.

If you have any questions or need clarification, please don't hesitate to contact the HOA.