

**Ranch Oaks HOA
Description of Services
February 22, 2015**

LAWNS			
Item	HOA Responsibility	Homeowner Responsibility	Other
Mow & trim lawns	40 times a year	Any additional	
Pick up loose trash, clippings, leaves	4 times a year	Any additional	
Fertilize lawns	3 times a year	Any additional	
Replace eroded or depleted soil		Add soil to lawns (soil tends to wash away or deplete over time)	
Add lawn pre-emergent weed control	2 times a year	Any additional	
Add lawn post-emergent weed control	3 times a year	Any additional	
Fire ant control		As needed	
BEDS			
Item	HOA Responsibility	Homeowner Responsibility	Other
Fertilize planting beds	2 times a year	Any additional	
Add pre-emergent weed control	2 times a year	Any additional	
Weed beds	12 times a year	Any additional	
Trim lirioppe	1 time a year	Any additional	
Trim Asian jasmine	12 times a year	Any additional	
Remove & replace dead plants		All removal and replacement	
TREES/SHRUBS			
Item	HOA Responsibility	Homeowner Responsibility	Other
Prune shrubs in beds up to 6 feet only	9 times a year	Any additional and over 6 feet	
Inspect trees for insect, disease	2 times a year	Any additional	
Trim trees		All tree trimming	
Treat, remove, replace dying/dead trees or shrubs		All treatment, removal and replacement	
FLOWERS (only in specific beds near street corners on Stoneledge)			
Item	HOA Responsibility	Homeowner Responsibility	Other
Change out flowers	2 times a year		
Prep Beds & Fertilize	2 times a year		
BACKYARDS			
Item	HOA Responsibility	Homeowner Responsibility	Other
Maintain all landscaping		All landscaping maintenance	
Fences		All fencing repair and maintenance	

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IRRIGATION			
Item	HOA Responsibility	Homeowner Responsibility	Other
Inspect system, replace broken heads, lines, controllers	12 times a year	Any additional	
Add new sprinkler lines, such as improving/ changing design		All improvements	
Run irrigation systems	In accordance with financial budget, weather conditions, and water restrictions	Any additional watering	The City of Irving may override this water schedule during drought conditions
Foundation Watering		All foundation watering	
BRICK WALLS WITH STREET SIGNS			
Item	HOA Responsibility	Homeowner Responsibility	Other
Repair walls		Repair/maintain brick walls	
Paint street signs		Maintain street signs	
LIGHTING			
Item	HOA Responsibility	Homeowner Responsibility	Other
Street sign lighting on brick walls in cul-de-sacs	Provide bulbs, replace heads as needed	Replace bulbs	
Tall post street lights			City of Irving owned and maintained
STREETS			
Item	HOA Responsibility	Homeowner Responsibility	Other
Cul-de-sacs, Moonlight Way, Stoneledge		Maintain streets	
Storm sewers			City of Irving
OTHER			
Item	HOA Responsibility	Homeowner Responsibility	Other
Animal control		Maintain animal control measures	
Trash collection			City of Irving
Mailboxes			USPS
Electrical Boxes			Oncor
Spray weeds in concrete areas	As needed		

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