



DWO HOA Common Areas Landscape and Irrigation Plan

INTRODUCTION

Del Webb Orlando (DWO) has an extensive system of irrigation and common area landscaping which must be maintained by the HOA. The developer installed a variety of plant material with associated irrigation systems in general common areas, around amenities, and throughout the Vistas in DWO. Most of the material is original installation and therefore requires replacement or refurbishment to maintain the beauty of DWO. This plan outlines the needs in order for the board to make decisions using the available resources.

AREAS OF LANDSCAPE NEEDS

1. General Common Areas – areas that are generally visible to everyone on a routine basis – includes clubhouse, Del Webb Blvd, entrance fountain, back gate
2. Amenity-Specific Common Areas – area that are generally visible to everyone who utilizes a specific amenity – includes dog park, around sports courts, parks
3. Vista Common Areas – areas that are primarily visible to residents who live in a specific Vista
 - a. Vista areas are visible from street and sidewalks
 - b. Vista areas are only visible to the residents which lots border the common space

TYPES OF LANDSCAPE NEEDS

1. Landscape bed refurbishment – includes existing plant removal, installation new plant material, irrigation replacement/repair, mulch installation. Recommended plant material will be of variety to complement the specific area.
2. Sod replacement – includes removal of dead turf, preparation, delivery, installation of new sod, and follow-on watering to ensure establishment of the sod.
3. Tree replacement
4. Tree trimming (separate budget line item)
5. Mulch areas (included in contract as mulch and special projects)

TYPES OF IRRIGATION PROJECTS

1. General, routine repairs
2. Revamp irrigation in conjunction with landscape projects
3. Preventative Maintenance of all Valve Boxes (319) – a multi-year project
4. GPS Mapping of all irrigation components – a multi-year project
5. Weather sensors on all irrigation clocks



NOTES AND ASSUMPTIONS

- Some projects may be completed in phases over multiple time periods; however, the HOA should commit to completing the project
- Landscape projects may be weather dependent and should be executed in the recommended time period
- Resources are finite as allocated in the operating budget and must be balanced across areas and types of projects to be completed
- Quotes for sod should include costs of material, delivery fees, labor to remove and dispose of existing material, labor to install new sod.

APPROVED RESOURCE BUDGET LINES FOR LANDSCAPE AND IRRIGATION

1. Landscape Replacement (GL 70135)
2. Irrigation Repair (GL 70137)
3. Lawn Care (GL 60090) – portion of the contract is designated as “mulch and special projects” and is paid as mulch and/or projects are completed
4. Tree Trimming (GL 60079)