

INTRODUCTION

The Wyatt Farm HOA Board requests proposals for maintenance of our common areas on behalf of Wyatt Farm homeowners beginning Spring 2019. Please submit proposals in the form of a contract that we may simply initial/sign if your proposal is selected. Please email completed proposals to hoaboard@wyattfarm.org

OVERVIEW AND DUE DATE

The majority of the work is mowing of the common area grass, but also includes various other tasks. You are encouraged to come self-tour the neighborhood to view the current landscape practices, as well as to view the attached recently expired contract we had. There will also be an opportunity to ask questions on location to a member of the HOA Board of Directors. This **ONE-TIME opportunity will be at 1 pm on Wednesday, January 30th**. Lud Eng will meet interested parties at the playground picnic pavilion near the intersection of Hardwick St. and Vinyard Ave. **Proposals are due by Friday, February 15th**. We hope to have a proposal selected by early March.

PARCELS

To view the parcels on Montgomery County iGis Map Portals, <https://www.montgomerycountyyva.gov/igis>, click "IGIS Map Portal", and you may enter "Wyatt Farm" in the search box and you will be provided with the list of parcels, or, enter the following parcel IDs:

034107

034085

090493 (3 parcels with this ID)

090480

090494 (the cemetery)

090470 (3 parcels with this ID)

035490

034084

035475

Also, please see the supplemental pdf "WyattHOAProperty.pdf". Property that is the responsibility of the HOA and thus covered in the contract are highlighted in yellow.

BUSH HOG

Note the following considerations, along with the supplemental pdf "WyattHOAPropertyBushhog.pdf" which uses blue marker to indicate bush hogged areas:

The grass directly behind 2229 Birchleaf Lane is typically allowed to grow and is bush hogged by landscaper once or twice per year (highlighted blue). The exception to this is the 3 ft strips routinely mowed to the left and right of the walking trail. Same for the chunk stretching from 2224 Birchleaf to 417 Vinyard.

The path of the drain across the street from 2201 Hardwick St down to where the water empties in the pond is allowed to grow as a type of wetland area, and this also helps to filter debris/dirt before it enters the pond. The landscaper currently bush hogs this once or twice per year. Note: new alders have been planted along this route, and thus bush hogging near these alders will likely not occur in order to not damage the alders.

We would like a proposal that has bush hogging as an “add on item”, as we may not be bush hogging if we decide to pursue a wildflower initiative.

MULCHING

The neighborhood entrance (N Main Street x Vinyard Ave), Court Lane entrance, Talheim Circle entrance, and Flippin Circle entrance must be mulched and kept weeded. Also, the bushes at the front entrance and decorative plants in the Court Lane, Talheim Circle, and Flippin Circle entrance must be trimmed/kept aesthetically pleasing throughout contract.

The playground must be mulched using playground mulch once per year (This stipulation is not in the attached example proposal). Also, when mowing, landscapers should check the playground mulched area for weeds and remove as needed or at HOA request.

The trash at the pavilion must be emptied and the bag replaced as necessary.

There are common area trees next to the playground, and 4 knockout roses plants around the playground pavilion which must be mulched and maintained (dead headed for blossom growth).

MOWING

All walking paths must have routine mowing of at least 3 ft strips to the left and right of all walking paths in the neighborhood.

There are several larger areas that must be mowed frequently, sometimes weekly depending on growth rate:

- The area lawn across the street from 2201 Hardwick St, and around the playground (called 305 Vinyard). Established wetland area that flows into the pond is excluded from frequent mowing.
- The area behind 2209 and 2211 Hardwick.
- Parcel 032171 (area to left of main entrance that is viewable from N Main Street)
- Area to the right of the main entrance extending from 100 Vinyard to N Main Street, all the way around past 2100 Reagan Road
- Parcel between 308 Vinyard Ave and 2111, 2115 Birchleaf Lane
- Parcel 035475 - Behind 201-209 Spickard which backs up to Flippin Circle (NOTE - you must access these areas through the HOA common area pathways, NOT through homeowner private property)
- Also note on the map the area on Birchleaf Lane to the “inside” of the walking path that is mowed, while the “outside” is left for bush hogging.