

Homeowner Associations (HOA)-Frequently Asked Questions

What is the HOA's role versus the Builder role or the homeowner's role?

<u>HOA CONTRACTOR</u>	<u>BUILDER WARRANTY?</u>	<u>HOMEOWNER</u>
Weekly mowing	Bare spots when seed doesn't take	Flowers in beds
Lawn Fertilizations (5/year)	Grading or drainage issues	Plant Fertilizations
Replaces front yard mulch	Initial installed mulch	Backyard Mulch & shrubs
Front yard shrubs	Plant replacement if warranty	Replaces dead plants/trees
Weeding front beds		Also weeding beds
Common Area sprinkler start/shut down		Individual home sprinkler system
Pool		House sprinkler heads
Clubhouse & Amenity Area		Seeds bare spots when no warranty.
Approves any outside modifications		

Can I pay my dues in advance?

**Yes, you may pay ahead on your dues. Some customers who travel to warmer climates in the winter like to pay in advance so they don't have to worry about their dues while they are gone.*

Can I pay my dues electronically and transfer the money directly into the HOA account?

**No. This feature would incur an added service fee by the bank to the HOA. However, your bank may offer a service of writing and sending the check for you.*

If I run out of dues coupons can I send my check without a coupon?

**Yes, just write the month you are paying for on the memo line.*

Do I have to submit an Architectural Review Form for all outside projects?

Generally speaking, all outside projects require approval. Any modification to the exterior of the home or permanent landscape projects requires Board Approval. Please refer to your Homeowners Association Offering Plan for guidance and if in doubt we recommend you submit a request

What is included in my Homeowner Association Dues?

**Most of Michaels Group HOA's are set up to include Grounds Maintenance and Snow Removal which includes the following:*

- A Spring clean up*
- Weekly mowing*
- Remulching beds*
- Weeding mulch beds*
- A Fall clean up*

If there are amenities included in the community, dues include the maintenance of the Common Areas. For detailed specifications, you can reference the HOA budget in the Offering Plan.

Why does my new lawn have weeds?

Newly emerging grass receives applications of fertilizer and insecticide. Because young grass is typically somewhat fragile, newly seeded lawns generally require three mowing occurrences before any weed control products can be applied. You will see a fair amount of weeds germinating the first growing season until your lawn is established. We thank you for your patience during this process.

Does the grounds maintenance contractor take care of bare spots?

Seeding is **not a part of the grounds maintenance contract, although they may carry some seed in their trucks and may seed some bare spots at homes.*

How many lawn fertilizations are included in the grounds maintenance contract?

**Five lawn fertilizations per year.*

Is plant or tree fertilization included in the HOA contract?

**No; plant, shrub and tree fertilizations are not included in the HOA contract.*

Can I pay for additional services if they are not included in the grounds maintenance contract?

**Yes. Usually homeowners call the HOA contractor directly to receive a quote for additional services. Some of these additional services may include:*

- An extra lawn fertilization (if more than 5 are wanted)*
 - Plant, shrub or tree fertilization*
 - Back yard mulch*
 - Disease treatment for lawns if a disease occurs on lawns.*
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What if our plants die?

**Plants are either a builder warranty issue or homeowners responsibility. Although the HOA contractor service does include pruning shrubs, it does not include replacement of shrubs.*

Will the HOA close my lawn sprinklers for me in the Fall and open them in the Spring?

**No. Closing and opening of sprinklers is a Homeowners responsibility. The HOA budget covers the opening & closing of the sprinklers in the Common Areas only.*

How can I sign up for one of the Volunteer Committees?

- *Homeowner involved communities make for a smooth process, so we encourage your input and involvement. Volunteers are encouraged to become involved in the **Architectural Review, Grounds Maintenance or Clubhouse Facility Committees**. If you are interested in serving on any of these committees, please call or email Deb Roy 899-6311 ext 36 or droy@michaelsgroup.com*