

Fairway Estates Common Area Management Plan

Overview

Fairway Estates Community Association (FECA) Board (Board) has devoted careful consideration to developing a plan for the ongoing care and protection of our park and common areas. The progressive attitude demonstrated in all endeavors undertaken within Fairway Estates will continue as we strive to adopt, implement, and expand upon this maintenance plan. For FECA homeowners, residents and their visitors, the goal of the Board and implementation of this plan is to present a positive image, safe and clean facilities, and well maintained properties.

Fairway Estate common areas upkeep is in accordance with an approved maintenance plan. FECA is not liable for injury or damage resulting in use of the park by individuals or groups. All individuals and groups using Lake Saundra Park and other common areas are at your own risk.

Fairway Estate's Common Area Management Plan Goals

The three primary goals of FECA common area management plan are to: 1) maintain, develop, and renovate common areas that are attractive, safe, functional, and available for FECA Board, homeowners, residents and their visitors. 2) Enhance the quality of life in the community offering positive opportunities for building healthy productive lives. 3) Educate and promote removal of invasive, non-native vegetation and habitat restoration.

General Maintenance and Support Services

Inspect fences, gates and other landscape structures at least once annually.
Complete safety- related repairs immediately.
Complete other repairs within 48 hours of discovery.
Water manually as necessary to establish new plantings.
Prune shrubs and trees as necessary.
Weed by hand or mechanically as necessary.
Provide pest control as needed.
Plant and renovate areas as necessary.

Mowing and Detailing

Mow to the maximum recommended height at least once weekly during growing season
Edge borders, fences and other appropriate areas once weekly during the growing season.
Install sod or seed as needed and mow weekly.
Weeds should cover no more than 10% of the grass surface.
Inspect thatch layer regularly and remove as needed.
Remove grass clippings only if coverage is unsightly or impacts health of the lawn.
Test soil as needed and apply fertilizer according to optimum plant requirements during growing season.
Inspect regularly for insects, diseases and rodents and respond to outbreaks accordingly.

Landscape Maintenance

Prune shrubs as necessary year-round

Prune trees as necessary throughout the year

Apply fertilizer to plant species once per year as needed according to their optimum requirements

Inspect regularly for insects, diseases and rodents.

Remove hazardous limbs and plants immediately upon discovery.

Remove dead trees that pose an immediate hazard upon discovery.

Remove or treat invasive plants twice annually.

Replant trees and shrubs as necessary

Watering System Maintenance

Inspect systems a minimum of once per month.

Initiate repairs to non-functioning systems in a timely manner.

Modify systems as necessary to increase watering coverage or efficiency.