

SECTION 11

GROUNDS POLICIES

11.1 YARD MAINTENANCE STANDARDS AND PROCEDURES

Excavation: No excavation on unit property – to plant trees or shrubs, for example, or to build fences – can be undertaken until the Member verifies the location of natural gas lines with “Alberta One-Call (1-800-242-3447). Do not plant trees immediately adjacent to buildings.

Tools: The Co-op maintains a selection of yard maintenance tools to loan to Members. Equipment includes lawn mowers, weed whacker, rakes, shovels, trimers, wheelbarrow and ladder. They are kept in the northwest end of the garage in the 3rd street cul-de-sac. Each Member should have a key for the tool shed end of the garage. There is a sign-out sheet for Members to indicate when they have borrowed a tool and returned it. Any problems should be noted on the sign-out sheet and/or the blackboard. Notify Grounds Committee of any missing equipment or tools needing repair.

Watering: Members are expected to water adequately the lawns, trees, shrubs and plants around their units. The Grounds Committee will provide advice if a Member is unsure of how much watering is needed to maintain healthy yards. A sprinkler system waters most of the Co-op’s common areas.

Seed: Grounds Committee will make available grass seed for reseeding lawns.

Pest Management: Any use of herbicides, insecticides or fungicides must be done in accordance with Sunnyhill’s Integrated Pest Management policy. Consult with the Grounds Committee (or its documents) before using any of these pesticides on unit property. Also, make sure there is no standing water that can become a breeding ground for mosquitoes. Firewood and other wood items can become grounds for carpenter ants; consult with the Grounds Committee if in doubt about placement or storage of wood items outside units.

Storage: Acceptable items for outside storage are lawn furniture, flowerpots, barbeques and in-use motor vehicles and bicycles. The Grounds Committee must approve any permanent outdoor structure or modification such as sheds, dog houses, sand boxes or decks or the storage of boats, trailers or derelict motor vehicles.

Snow removal: The Co-op's contractor clears snow from common walkways and sidewalks, but Members are responsible for clearing their units' walkways or entrances. This should be done within 24 hours of a snowfall. If ice cannot be removed, apply gravel, salt or sand to provide traction to help with melting.

Move in/Move out: Yards, decks and entrances must be in acceptable condition, as outlined below, when a unit is vacated; any expense to restore properties will be charged against the unit fund or billed to the outgoing Member.

Unit Property Standards:

- Grass is neatly trimmed and bald spots reseeded
- Property is clear of noxious and unsightly weeds
- Hedges are trimmed and free of weeds
- Hedges to not overgrow walkways
- Pet feces be removed promptly
- Spills of oil or similar contaminants are cleaned from parking pads
- Front and rear areas are clear of junk and garbage

Enforcement: Friendly persuasion will be the main method of enforcing the above standards. If problems persist, however, the Member will be advised in writing and given a reasonable amount of time to address the issues. As a last resort, a contractor will be hired to do the remediation and the cost will be billed to the Member.