

## VOLC MC Builder Beds/Trees Overview (10-2020)

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Listed below are salient points regarding Builder Beds/Trees that can help in their effective maintenance and provide guidance to the homeowner/s.

1. **The builder of the VOLC MC put in “planting beds, i.e., builder beds”** in the front of the homes and some on the sides of the homes and/or the driveways. These are called “builder beds.” From the beginning of the development, these beds have been maintained (weeded, fertilized, trimmed, mulched) on a regular schedule.
2. **The Builder Beds are not in the same place on each lot in the development. Their arrangements are “unique.”** Some are between homes and others are at the edges of the plot lines of other homes. Some have one planting on the side by the garage; some have multiple plantings. Others have no plantings. Hence, the need for the Builder Beds/Trees chart as a reference for any new homeowner and for those who service the properties.
3. **The builder planted trees in the front and back of the homeowners’ properties.** These are mulched annually and weeded monthly during the growing season. (If a homeowner obtained permission and additional trees, they are not listed as Builder Trees and are not maintained for any service by the landscaping company.)
4. **Homeowners are permitted to change the plantings/shrubs/trees in their builder beds/trees** without getting permission from the Architectural Review Committee (ARC). It is helpful for homeowners to remember that to maintain good weeding in the beds and tree rings, plantings that are very close to one another can make it more difficult for a worker to find a weed when servicing the residence. Builder beds/Trees are weeded monthly.
5. **Homeowners may add additional beds to their properties after getting permission from the ARC.** These additional/personal planting beds are the sole responsibility of the homeowner/s for mulching, fertilizer, trimming, and weeding.
6. **Homeowners may extend/expand a current builder bed after getting permission from the ARC.** If this were to occur, that bed is no longer a “builder bed” but becomes a personal bed for which the homeowners are solely responsible for all maintenance.
7. **The BB helper, one volunteer resident, helps mostly in the early spring time** (when mulch is put on and/or new landscapers are providing services) with the landscaping company and homeowners to verify that the builder bed chart is being followed. Usually after that there is an occasional “miss,” but not on a regular basis.
8. **Homeowners are to report any concerns/complaints to the management company, IPS,** so that they can follow up with what was missed or even damaged. Additional contact can be made to the board member who is the Grounds Committee Liaison.
9. **Homeowners receive a reminder** each time a major service is being provided: fertilizer/weed control/mulching and trimming. Weeding is provided on a monthly basis.
10. **Homeowners are asked to remove their statues and lighting from builder beds** when the mulching is to occur in early spring so that no damage is done. Homeowners could consider this same action during the trimming time.
11. **When deciding what beds to add or extend, all back yards in the VOLC end 25’ from the roof line in the back of the house.** This can be a helpful when planning on changes to be made even without taking out one’s plot plan.