

Avenbury Lakes HOA

2025 Schedule of Services

ACTIVITY	DESCRIPTION	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Mowing ¹	Turf				XX	XXXXXX	XXXXX	XXXXX	XXXXX	XXXXX	XXXXXX	XX	
	Bed Weed Detail / Walking Paths				XX	XXXXXX	XXXXX	XXXXX	XXXXX	XXXXX	XXXXXX	XX	
	Meadow Brush Hog		X										
	Pond Bank Trimming					X	X	X	X	X	X		
	Emergency Access				X		X			X			
	Wetlands				X	XXX	XX	XX	XXX	XX	X	X	
Fertilization ²	Turf				Round 1 Fertilizer with Broadleaf Weed Control. Crabgrass Pre- Emergent is included in this Round.			Round 2 Fertilizer with Broadleaf Weed Control. Merit Application for Grub Control Included.		Round 3 Fertilizer with Broadleaf Weed Control. Merit Round 2 Included.			
	Shrubs				X * Inspection,	X * Inspection	X * Inspection,	X * Inspection	X * Inspection	X * Inspection	X * Inspection,		
Clean-up ³	Spring		X	X									
	Bed Edging				X								
	Fall	X									X	X	X
Bed Pre Emergent					X								
	Shrub Pruning						X			X			
Irrigation	Start-up (energize)				X								
	Inspections				X	X	X	X	X	X	X		
	Shut-down (winterization)										X		
Invasive Weeds ⁵	Thistle					X		X		X			

Notes:

- Mowing service is a weather based service planned as weekly visits during the anticipated growing season, and can be changed due to extremes (wet and dry weather). Wetlands mowing is 3' on each side of the path (where possible) and is scheduled biweekly. Hand weeding and spot spraying with post-emergent herbicides will be performed in accordance with the service schedule in beds, tree rings, and the gravel walking paths.
North Slope inside the fenced area of the pool will be trimmed weekly following the mow schedule.
- Fertilization includes 3 Rds of Turf. Grub Control in Rd 2 & 3 is an added cost and is approved for the 2025 season.
- Fall Cleanup will occur as weather permits for leaf cleanup and perennial detail. Ornamental grasses are cut down in early spring, typically in February.
- Hard Edging of sidewalks/driveways occurs on Pembroke and Nottingham, and alternates each week during the mow season, resulting in a full occurrence completed every 2 weeks. Vertical Trimming (soft edging) of beds includes all homes and will be completed by alternating the north and south sides of Middleton each week, resulting in a full occurrence completed every 2 weeks.
- Invasive weeds are treated during the growing season on an as needed basis. Treatment of Phragmites is an added cost if treatment is requested.