

Landscaped Maintained Homes FAQs

Where are the Landscaped Maintained Homes (LMH)? There are seven neighborhoods in Sun City that are LMH: Garden Homes (NH 14A, 24A, 25, 30) and Cottage Homes (NH 24B1, 24B2, 33):

LMH Neighborhoods and Streets:

Garden	14A	Sundance, Ranier, Muir
Garden	24A	Crockett, Lovett, 100-117 Bonham
Garden	25	Winter, Summer, Yosemite, Hummingbird, Sunbird
Garden	30	Farm Hill, Butterfly, Fieldstone, Prairie Grass, Sunnyside
Cottage	24B1	Bonham, Bowie, Dickens, Honey Creek (Including 104 & 106)
Cottage	24B2	Portsmouth, Nassau, Hampton, Honey Creek (only 108 & 110)
Cottage	33	Essex, Providence

What is included in the LMH program? In Contract Services that are included with your annual LMH fee:

- **Weekly:**
 - Mowing, edge and trim – *not during winter months*
- **Monthly:**
 - Shrubs/plants pruning
 - Irrigation inspections, repair & system scheduling – *excluding Jan. & Feb. when system is off*
 - Disease monitor/evaluation and insecticide application as needed
- **Annually:**
 - Tree thinning per evaluation by arborist
 - Plant installation per evaluation by landscaper
- **As Needed:**
 - Seasonal weed treatment
 - Seasonal leaf removal
 - Pre-emergent/fertilization – 4X /year
 - Fire Ant treatment – 2X /year
 - Mulch maintenance – 2X /year

What about my fenced backyard? If your backyard is fenced you may do your own backyard maintenance, or you can set-up a private contract with TCB, which will require an annual payment. The LMH program is not responsible for the maintenance of a fenced backyard.

What if I have a request or concern about my landscape? The LMH Staff and residents communicate with each other through electronic media:

- If residents have a concern, they are asked to submit an online or paper service request. This becomes the work order for the contractor and is easily tracked. Call the staff if it is an emergency (irrigation leak or fallen limb).
- LMH staff communicates with residents through email notices and monthly newsletters. Residents are encouraged to stay informed!
- Residents should check with Community Standards or reference the Design Guidelines Section 14 (specific to the LMH neighborhoods) on the Landscape Maintained Homes webpage under Documents.

What about Tree Maintenance? The LMH program only covers above-ground care (not roots) of developer-planted trees which includes canopy trimming, trimming of limbs hanging over roofs, treatment of diseases, fungus and insects, and removal of fallen limbs. The LMH program also covers costs for trees and roots that have already been removed due to emergency situations, such as damage done to irrigation lines and underground utilities. Residents are allowed to electively remove trees/stumps/roots at their expense with approval. *Replacement trees may not be installed depending on space and irrigation/utility box locations.*

The program does NOT include maintenance of resident installed trees or plants, native trees (trees on property prior to the home being built), maintenance or repair of the house, driveway, or other similar items.

What if a native tree should die on the property? Is that covered? The expense of caring for native trees, and the tree well in which the tree resides, is the responsibility of the homeowner.

Who makes the landscaping decisions within the program? Per section 14.1 in the Design Guidelines:

- LMH staff considers the requests of homeowners as well as the recommendations from the LMH landscaping contractors. The LMH contractors make recommendations regarding all aspects of landscaping activity including installation, modification, and removal of landscape materials. The decisions are based on sunlight/shade exposure, proximity to other plants, irrigation/drainage, and size at maturation, etc. The LMH staff makes sure that all LMH homes meet the requirements outlined in the Design Guidelines as well as LMH program budgetary requirements/limitations.
 - a) The LMH Staff has sole discretion for making all landscaping decisions, including but not limited to:
 1. Trimming or removal of trees or shrubs installed by the developer.
 2. Planting or replacement of shrubs, trees, grass, and other vegetation.
 3. Mowing, edging and aeration of turf.
 4. Fertilizing and weed control.
 5. Setting irrigation schedules.
 6. Maintaining and repairing irrigation equipment unless damage to the irrigation system was caused by the homeowner then the homeowner will be responsible for the repair or replacement costs.
 7. Insect, fungus, disease, etc. control of all vegetation.
 - b) Homeowners must not interfere with the landscape maintenance services.

How much is the LMH Fee? The LMH fee varies by neighborhood and is in addition to your HOA dues. Please call the LMH staff at 512-948-7791 for more information.

Does the Community Association (CA) help pay for any of the LMH costs? The LMH Program is a self-supporting program paid for by the homeowners in the program. No CA funds are used for its operation, and all expenses incurred by the CA in managing the Program are paid with program funds. Overhead expenses which encompass all Landscaped Maintained Homes are assessed equally to each homeowner within the program. For example, the salary and other expenses of the CA staff, legal and professional fees, office supplies, insurance, and the allocation for other accounting expenses in the management of the program are shared equally by each LMH homeowner.

Does part of the money I pay also pay for the Common Area Maintenance? Maintenance of the common areas inside the LMH neighborhoods (e.g., green belts, pocket parks) is paid for by the Community Association using funds received through resident's yearly Community Association HOA dues.

What if I want to opt out of the program? If you purchase a home in a Garden or Cottage Home Neighborhood, your property will always be part of the Landscaped Maintained Homes Program. There are no “opt-out” options for the Garden or Cottage Homes in Neighborhoods 14A, 24A, 25, 30, 24B1, 24B2, and 33. These neighborhoods will remain within the program in perpetuity.

Who pays for the water, since the LMH is responsible for operating and maintaining the sprinkler system? Irrigation control for Landscaped Maintained Homes is part of the LMH Program and is managed by contracted professional licensed irrigators. The cost of the water is the responsibility of the homeowner. The contractor knows how much water is needed to maintain the landscape under Georgetown or Williamson County restrictions and/or guidelines.

What if I enjoy gardening? Can I still plant a garden with any type of flowers I would like?

Per the current Design Guidelines 14.6 Bedding Plants: (available on the Sun City LMH web page), “Homeowners may add annual bedding plants to flower beds and mulched areas at their own expense. The homeowner is responsible for the installation, maintenance, removal and disposal of these bedding plants at the end of the growing season.” Also included in the Design Guidelines 14.9.b, “Anything installed in the planting beds is installed at the homeowner’s risk.” (We recommend planting these items in pots to set in the beds as the crews know the pots belong to the resident.)

Homeowners may submit requests to the LMH staff. We work in accordance with the Community Standard’s Design Guidelines and make recommendations to the Landscaping contractor who personally evaluates our recommendations. We rely on their professional expertise to make the final decision as to the types of plants needed based on sun/shade exposure, proximity to other plants, drainage, size at maturation, etc. Per the current Design Guidelines (available on the Sun City Web Portal on the LMH webpage), residents may not remove or alter the plants or shrubs in their existing flower/shrub beds without written approval from the Modifications Committee.

Who does the LMH Staff work with to make decisions? The Landscaped Maintained Homes Organization (LMHO) is composed of 7 volunteers, representing each LMH neighborhood, who are owners of Landscaped Maintained Homes. The decisions made by the members are based on the best interests of the entire LMH Program and not the interests of the individual or a particular neighborhood. The Landscaped Maintained Homes Organization (LMHO) does not have the authority to act for or to bind the Association in any way. The LMHO representatives are limited to fact finding, information gathering and making recommendations to the CA Board. The volunteers of the LMHO also serve as needed as Officers within the Organization, such as Chair, Vice-Chair, Secretary and serving on various sub-organizations such as Finance. The Organization works with the CA Landscape Staff to improve overall program satisfaction. In their advisory role, the LMHO evaluates policy and procedures, approves budgets and contracts, and acts as the Liaison between staff and residents.

LMH Staff works closely with the LMH Organization, our Landscape Contractors, and other CA Staff to make the most informed decisions benefiting not only each resident but also the neighborhoods and program as a whole.