

Dear Homeowners,

*******Possible Response Needed From You—Please Read Completely*******

With the time change, the sun is setting later and the days are getting longer, this means spring will be here sooner than we realize!

The community provides three basic sets of services to all resident's yards as part of your monthly dues.

1. Spring front bed clean-up. *If you have installed stone mulch these services will not be possible.*
 - i. NOTE: If you have special plants, dormant plants, an unusual landscape situation that could result in issues and/or damage, email your concerns to Manager@pdchoa.com – Or opt-out of this service
 - Attach photos and details
 - a. Edging
 - ii. Note: If you have permanent edging, edging will not be possible
 - b. A LIGHT top-dress of mulch. See exceptions below on the Special Notes page.
 - c. Mulching of the original builder provided front yard shade tree. Side yard tree if a corner lot
2. Weekly Lawn Mowing / Trimming- Start date TBD
3. A 5-Step Lawn fertilizing & weed control program, starting late-March, depending on the spring weather. Target for 1st application is Week of March 23rd

**The Spring clean-up and resident bed mulching will begin next
Monday March 16th**

You do have a One-Time opportunity to **OPT-OUT** of some or all of the services provided for the 2026 season.

If you are Opting **OUT** of any of the following: Please Print & complete the Opt-Out page. Then sign and return to PCAM / the office. Either scan and email to Manager@pdchoa.com or drop off the below page to the office by EOD Thursday March 12th. With the temporary limited hours, you can slide under the door if needed.

If you want all the offered services, you do NOT have to do anything.

**Respond by March 12th if you are opting out of some
or all of the offerings.**

**Note- you must OPT OUT for the 2026 season.
There is no carry-over from past seasons.**

Special Notes about the Spring Mulching and Edging

Each spring the landscapers will cut a new, clean edge in your front yard flower bed. Then they will clean your bed and ***refresh*** with a *light* layer of mulch to enhance the appearance of your home. See exclusions and notes.

Some important notes about this service:

- Only the front yard flower bed and tree ring. NOTE: only the original FRONT landscaping from Ryans that came with your home, is serviced.
- Remove debris from beds and turf, blow out leaves from beds, remove excessive mulch from areas where needed, edge landscape beds, remove winter weeds from beds.
- If you have placed some kind of permanent edging in your beds, they will replenish the mulch, but they will not cut a new edge.
- If you have replaced your mulch with rocks or some other material, they will neither edge the flower bed nor replenish the mulch.
- The mulch used by our vendor is not dyed a color and is brown. ***If you have replaced the mulch with black, red, or some other color they will neither edge the flower beds nor refresh the mulch.***
- Obstacles in beds (lights, gnomes, flags, etc, will not be touched, nor disturbed during the bed clean up and installation of mulch.
 - However, it is recommended you move this and return when the job is completed. Leave at your own risk
- Any known irrigation lines, specifically drip lines, close to the edges should be moved or marked. Please mark any irrigation heads in the landscape beds, and along edges.
- Electric dog fences or low voltage lights need to be marked, shovels can easily break a line,

Bay Country is not responsible for the repair of unmarked water or lighting lines.