



Summerfield HOA #5 Landscaping Report January 2025

Fall leaves from trees have been picked up. Winter clean-up has started.

Due to a compatible dry weather stretch, all of our gutters were finally cleaned. Tom will be checking gutters again in a few weeks to make sure they have remained clear. Above all, safe and dry weather conditions must exist in order for him to safely navigate all the roof lines.

He has told me his crew plans to mow this week. With recent rains, short daylight hours, the dew in grass has not dried out enough to mow. If it is too wet with dew, the mowers clog up and have to be cleared too many times to be effective. They will also continue to focus on edging.

In the coming weeks, crews will begin winter pruning and raking. Since 94th has “fresh” bark dust, they will avoid deep raking.

Bark dust on Lakeside will be applied sometime in the spring. I plan to ask Tom for a quote soon.

Lastly, the green shrubbery in between the driveways of 9400 and 9410 will be cleared to comply with a 10 foot clearance mandate surrounding a transformer. Andres Landscape has been contracted to do the work for PGE.

Respectfully submitted,
Ellen Brown
HOA #5 VP of Landscaping



Summerfield HOA #5
Landscaping Report
February 2025

Winter clean-up has started throughout.

Bark dust on Lakeside will be applied sometime this spring. I have requested a quote from Tom (Rain or Shine)

Respectfully submitted,
Ellen Brown
HOA #5 VP of Landscaping



Summerfield HOA #5
Landscaping Report
March 2025

Winter clean-up and pruning is still ongoing.

Also still waiting for bark dust quote for Lakeside units from Rain or Shine.

Reminder that our Landscaping resolution (2021) states that:
“property owners may plant annuals and perennials, ground covers, bulbs and roses, but must maintain them, which includes removing dead plant material as it occurs.”



Summerfield HOA #5
Landscaping Report
April 2025

Winter clean-up and pruning is still ongoing especially on Lakeside in preparation for bark dust application.

Now have \$4,000 quote for bark dust on Lakeside from Rain or Shine. Bark dust will be applied by hand sometime during the next several weeks. This will cover front and back and side areas of Lakeside. Please note bark dust was applied on 94th in 2024.

Most beds were sprayed for moss and weeds last week.

Crews have been edging, mowing and blowing weekly.

Lawn and bed fertilizer will be applied in the coming weeks.



Summerfield HOA #5
Landscaping Report
May 2025

Winter clean-up:

Pruning and raking is ongoing especially around Lakeside in preparation for bark dust application. Crews are working their way around, please be patient.

Sprinkler systems:

The city has removed the locks from the main meters. Valves were double checked. It is raining frequently now so no rush to turn them on. James will soon be checking the system and inspecting the sprinkler heads for efficiency. Then when weather warms with no rain, system will be turned on.

Rain or Shine services include a 'generic upkeep' each week. Special requests for custom or specific care of your property may be considered.

Crews have been edging, mowing and blowing weekly.

Lawn and bed fertilizer will be applied in the coming weeks.

I will let you all know when the bark dust will be applied around Lakeside. Please remove any yard decorations that may impede this task.

As a reminder, any landscape requests are to be submitted in writing and placed in my mailbox. Your request will be given to Rain or Shine for evaluation.

Respectfully submitted,
Ellen Brown
HOA 5 Landscaping



Summerfield HOA #5
Landscaping Report
June 2025

Pruning and raking is still ongoing around Lakeside in preparation for bark dust application. We are behind according to the R/S schedule and from what Tom has repeatedly told me. After discussing our landscaping issues (behind schedule) with Ed (financials), Tom will not be paid his July payment (\$1,700) until Lakeside receives hearty shrub pruning, raking, bed fertilizer application, and finally all bark dust is delivered and dispersed. I have identified areas still to be pruned, raked and fertilized on Lakeside. Please note that there is no guarantee (per contract) that ALL shrubs will be meticulously pruned. I plan to have this discussion personally with Tom on June 10 when he comes to pick up his June check. A separate charge for purchase of bark dust and application is \$4,000 which will be paid to Rain or Shine upon completion.

A reminder to residents that ground cover or roses are not maintained by Rain or Shine.

Lawns have been fertilized and weed control has been applied. Our irrigation system has been running daily since mid-May. Sprinkler timers have been set to run early mornings for 10 minutes (except Thursdays). Lawns are very green! Please do not touch/adjust the sprinkler heads. James has carefully adjusted them when our irrigation system was turned on. Please let me know if you have an issue.

Crews have been mowing weekly and blowing intermittently. I have reminded them blowing is a weekly task. Edging is done twice a month. I am aware that 94th pruning is still to be completed.

I will let Lakeside residents know when the bark dust will be applied. Please remove any yard decorations or planters that may impede this task.

As a reminder, any landscape requests are to be submitted in writing and placed in my mailbox. Your request will be given to Rain or Shine for evaluation.

Respectfully submitted,
Ellen Brown
HOA 5 Landscaping



Summerfield HOA #5
Landscaping Report
July 2025

Bark dust on Lakeside is finally scheduled for the week of July 7th. This week!

- Crews will be finishing up some trimming, raking and placing fertilizer on most beds. Tom and his crew will be hand applying bark dust. This process will take a few days, please be patient.
- Please know bark dust will not be applied within front courtyards nor on back patios.
- Please remove pots, furniture and yard ornaments that will impede the application of bark dust. If you are able, after application, please water down your areas to keep it from dispersing in the breeze. Please remember to close your windows!

Each unit has a property line. The end units have more. Property lines run from the street all the way back to either the fence (94th) or the golf course boundary (Lakeside.) Ultimately each unit is responsible for their property. Our HOA has hired Rain or Shine Landscaping to provide a “generic upkeep” each week. This may or may not cover “everything” on your property every week. It is up to each homeowner to do light landscaping as they are able. Please read our contract and their schedule (on our website for more detailed information.)

Please note that some shrubs have specific times of year they can be pruned especially during very cold or very hot weather.

A reminder to residents that ground cover or roses are not maintained by Rain or Shine. Ground cover is comprised of low-growing plants that cover the soil surface and spreads on its own.

Crews already have started pruning on 94th and will continue as weather cooperates.

Looking ahead:

- Bark dust application for 94th will happen in 2026 (was done in 2024.)
- If you want to plant a new shrub or tree or re-landscape an area in our HOA maintained area, you must check with the VP of Landscaping first.

- Please keep after weeds growing in driveway and sidewalk cracks. Vinegar is an effective deterrent. Also, please remember to keep these same areas free of slippery moss in the winter.
- The property in between driveways can be a sticky issue. Who's responsible? In order for our units to look tidy and uncluttered, please do not put in plants that require regular upkeep. (annuals or flowers) Each homeowner that share this space is ultimately responsible for care. Rain or Shine will occasionally prune and weed as time permits. If continued unsightliness, please consider having those plants removed by another landscaping vendor or remove it yourselves.
- Some plants suffer damage in extreme weather conditions. Before the plant is declared dead, trim back the damage and fertilize, as the plant may just need more nutrients. This task is up to each homeowner if you are able. If the plant does not revive- it will be evaluated by Rain or Shine for removal.

All service requests this past year have been resolved.

As a reminder, any landscape requests are to be submitted in writing and placed in my mailbox. Your request will be given to Rain or Shine for evaluation.

Respectfully submitted,
Ellen Brown
HOA 5 Landscaping



Summerfield HOA #5
Landscaping Report
August 2025

Our current heat wave is hard on the grass and plants. Please provide extra water if you are able.

At my request, sprinklers were audited last month for efficiency. James with Rain or Shine discovered some sprinkler heads, risers and nozzles that needed replacement and/or adjustment. He found that Zone 3 behind 94th was not working and somehow became disconnected. After spending time on identifying the issue, we had two repair options. One, was to dig trenches to replace wiring (expensive), or two, create a bypass and install a new node with another clock/timer with batteries for Zone 3 to operate in the same way (cheaper). James told me he will be responsible for replacing the batteries annually. We decided to go for the most direct and least expensive option which is how other HOA's have resolved the same issue. He also added more time to the watering schedule, and applied fertilizer with nitrogen to stimulate growth. Repair parts and labor cost a total of \$940.

Pruning is paused during summer heat and will resume in cooler weather.

Please note that our regular service day is Thursday. Please put your clippings in a receptacle on your driveway in the morning for Rain or Shine to pick up. Usually Tom does this and comes by once. Our regular crew does not collect these receptacles. Please be aware that occasionally one crew will come on Thursdays and a different crew will come on Fridays each accomplishing different tasks.

Please remember to move any obstacles on the grass that may impede mowing and edging, Rain or Shine crews will not move your items. Thanks to those residents who are already doing this!

As a reminder, any landscape requests are to be submitted in writing and placed in my mailbox. Your request will be given to Rain or Shine for evaluation.

Respectfully submitted,
Ellen Brown
HOA 5 Landscaping



Summerfield HOA #5
Landscaping Report
September 2025

Lawns look great and very green! The fertilizer with nitrogen plus increased watering has made a huge difference. Our water bill has also significantly increased!

I have left messages for both Tom and James to cut back our watering schedule as grass is staying wet longer since the weather has suddenly cooled. Please know ruts often occur even after crews take time to “blow dry” before mowing.

Pruning on 94th resumed last week and several crews were on site pitching in with all the trimming. They will continue in the coming weeks.

Please note that our regular service day is Thursday. Please put your clippings in a receptacle on your driveway in the morning for Rain or Shine to pick up. Our regular crew does not collect these receptacles. Please be aware that occasionally one crew will come on Thursdays and a different crew will come on Fridays each accomplishing different tasks.

Please remember to move any obstacles on the grass that may impede mowing and edging, Rain or Shine crews will not move your items. Thanks to those residents who are already doing this!

As a reminder, please do not approach the crews when they are here on Thursdays. If you have any concerns, please complete a Landscape request and either email it to me or put in my mailbox. Your request will be given to Rain or Shine for evaluation.

Respectfully submitted,
Ellen Brown
HOA 5 Landscaping



Summerfield HOA #5
Landscaping Report
October 2025

James has reported that some sprinkler heads behind Lakeside are not reaching far enough to blend with the Golf Course sprinklers. Lakeside residents have an obligation to comply with both sets of CC&R's (HOA #5 and SCA- essentially we have "two front yards".) He has identified specific work locations by placing a flag where work needs to be done -please do not move them. Rain or Shine will start work this week before they drain and shut down the irrigation system for the winter.

The water for our sprinkler system was turned off early last month. Our water bills over the past two months were very high due to the summer heat.

Lawns and most beds will be fertilized in the coming weeks.

Pruning continues throughout our HOA. The back of 94th, front and back of Lakeside have some areas waiting to be addressed.

Please note that our regular landscaping service day is Thursday. Please put your clippings in a receptacle on your driveway in the morning for Rain or Shine to pick up. Please be aware that occasionally one crew will come on Thursdays and a different crew will come on Fridays each accomplishing different tasks. Please continue to keep lawns clear for the mowers and edgers.

As a reminder, please do not approach the crews when they are here on Thursdays. If you have any concerns, please complete a Landscape request and either email it to me or put in my mailbox. Your request will be given to Rain or Shine for evaluation.

I am asking the Board for a vote to accept Roger Jepsen's appointment to our HOA #5 Landscaping VP role. My 3-year term ended in June this year. I will be stepping away within the next few weeks. Thank you for your patience as we navigate a smooth transition.

Respectfully submitted,
Ellen Brown
HOA 5 Landscaping



Summerfield HOA #5
Landscaping Report
November 2025

Bulk leaves will continue to be picked up weekly. Please note that leaves from smaller trees will be blown into piles for crews to pick up later. This has been common practice in the past.

Seasonal pruning at this point in the year is complete.

Fertilizer is expected to be applied in the coming weeks after majority of leaves have fallen and collected.

Gutter cleaning on units (without gutter guards) will be accomplished in the coming weeks. Safe weather conditions will apply.

Occasional mowing will resume once grass is dry enough. Right now it is very soggy.

Change:

Any landscape requests are to be submitted in writing and placed in Roger Jepson's mailbox (9410). Your request will be given to Rain or Shine for follow up.

Respectfully submitted,
Ellen Brown
HOA #5 VP of Landscaping