

From: DWT Board of Directors(drmdwtbod@gmail.com)

mailer@mail2.clubexpress.com

Subject: Maintenance of Fenced Backyards - FAQ

Date: May 16, 2024 at 7:20:17 PM

To: [REDACTED]

[View in your browser](#)

Following is an explanation from the Common Area Services (CAS) Committee regarding maintenance of fenced backyards.

Maintenance of Fenced Backyards - FAQ

First of all, my apologies to everyone for the confusion and misinformation that has been distributed on this subject. No one on the current Board of Directors (BOD) or Common Areas and Services Committee (CAS) were involved in the management of the community when certain decisions and policies were made and the issue of maintenance of fenced backyards has been mismanaged from the beginning. This year's attempt to realign with existing guidance got caught up in poor management practices by our landscape contractor and a handed down misunderstanding of the policy. The following is an attempt to restart with a clean slate and a statement of the documented facts.

1. **What is the DWT Policy regarding fenced backyards?** – The policy regarding fenced backyards is stated in the Residential Design Guidelines (RDG) which are administered by the Architectural Review Committee (ARC). Section F (Modifications to House Exterior and Hardscape) Item 13 states "NOTE: Once Rear Private Area Fencing is installed, landscape maintenance for the enclosed area will not be provided". Basically, once a fence is installed by the resident, the HOA provided landscape services within the fence are surrendered and the resident assumes responsibility for the maintenance of the fenced in area. These services in general address mowing, edging and blowing, mulch, pruning, and the application of fertilizer and weed control.
The resident, by submitting a Modification Request and installing the fence has "opted out" of all services within the fenced area and is to maintain the space at or above the current neighborhood standards.
2. **Why am I being charged a surcharge by Yardnique to service my backyard?** –
This is the most common misunderstanding of the fenced backyard policy and unfortunately one that was misunderstood by CAS and, I as chair of the committee take full responsibility for this error.
Yardnique IS NOT billing for a surcharge to maintain your backyard. As stated above,

service in fenced backyards is not available under the HOA landscape maintenance contract and HOA Policy. Though this has been widely stated and poorly managed by Yardnique, what is being offered is a contract between the resident and Yardnique to provide services in the fenced area.

3. **What are my options to service my backyard after the fence is installed?** – Since the resident has surrendered the neighborhood offered landscape services and the enclosed space is to be maintained at or above the neighborhood standards the understood options are:
 - a. Self-perform the services – the resident is free to perform or subcontract any of the four service categories.
 - b. Contract with a landscape services provider to provide the services within the fenced area.
 - c. Contract with the current landscape services provider (Yardnique) to provide service inside the fenced area and subject to the annual opt out choices.
4. **Why were some residents billed every year for the services, some who received services but were not billed and why are we being billed now?** – From the time your fence was installed, the resident became responsible for all landscape services within the fence. Since Yardnique was contracted by Pulte for landscape services once homes began to be built, the exact origin of early arrangements for service within the fenced backyards is unknown but with Yardnique being the on-site contractor it is reasonable to assume that they were requested to fill this need for service. Unfortunately, Yardnique's management practices were weak and their management of this service offering were well below expectations. Yardnique is responsible for the offering, contracting and provision of these services under an agreement with each individual homeowner. Why some were billed, some were not and last year wasn't billed at all falls to Yardnique's business practices. CAS and the BOD permit Yardnique to offer this service and to contact residents with the offering. No oversight or management of this process is provided, it is between Yardnique and the resident.
5. **How was the \$315/year developed?** – During the contract bid process that was undertaken a price was solicited for servicing the fenced in area. Yardnique offered \$315/year to provide all services in conjunction with their schedule for the neighborhood. Of the three finalists, this was the lowest cost and from the initial bids, the cost was as high as \$760/year. The \$315 is listed in the bid summary financial document which is considered part of Yardnique's contract.
6. **What support will I receive from the BOD and CAS if I contract with Yardnique?** – The only support offered is the negotiation of a price with the periodic contract renewals. The ability to consolidate services should result in a lower annual

cost to residents. NOTE: The contract for fenced backyard services is a contract between the resident and Yardnique, just like any other service you may want at your house. Any questions, issues, payments or other concerns must be handled by the resident directly with Yardnique.

Please note that there are several avenues for questions that will be directly answered by the BOD and/or CAS. The BOD holds a public meeting the fourth Monday of every month starting at 9:00 AM in the Cardinal Room and CAS meets the first Friday of every month starting at 9:00 AM in the Cardinal Room. Your attendance at these meetings is encouraged as is public comment at the specified point in the meeting. You can also email questions and concerns to the BOD at BOD@dwtraditions.com or CAS at CASC@dwtraditions.com. Specific questions regarding the RDG can be sent to ARC@traditions.com.

Tom Hilliard

Chair, CAS

You have received this message from the mailing list of Del Webb at Traditions HOA. If you would prefer not to receive these emails in the future, go to the [opt-out page](#) and modify your privacy settings. You can also request to be removed from our database completely.