

OAKMONT

IN THE VALLEY OF THE MOON

OAKMONT VILLAGE ASSOCIATION ARCHITECTURAL COMMITTEE

LANDSCAPE MAINTENANCE POLICY

Landscapes in Oakmont are important to the character of our community. In order to help preserve the appearance, respectability and the value of our community, the Architectural Committee has developed a Landscape Maintenance Minimum Standards Policy. The intent of the policy is to provide uniform and consistent measure which allows the Architectural Committee to address inadequate maintenance or upkeep within in the community. No landscape material shall encroach into the sidewalk or curb area.

General:

1. Any maintenance changes to the landscape requires a submitted application and prior approval from the Architectural Committee.
2. For harmony of Neighborhoods, residents should strive to reflect the same principles in their landscapes.
3. Where the landscaping of a new project is to adjoin an existing landscaped area, the new landscaping should form an appropriate transition between the two.
4. Low water using landscapes are encouraged.
5. Existing Landscape must be upkeep and maintained to preserve the appearance of our community throughout the seasons.
6. Landscape areas shall be kept free of weeds and in a vigorous and thriving condition through the appropriate use of irrigation, cultivation, pruning and any other necessary operations. Landscape Criteria for Drought Conditions is available in the Architectural Office.
7. Shrubs or bushes of two (2) different varieties that grow together shall be pruned to separate the plants.
8. A hedge or line of shrub constitutes a fence and must adhere to the 6 ft height requirements.
9. Ivy growing in a bush or tree shall be removed.
10. If landscape cloth is used for weeding control, it must be covered with mulch and maintained to prevent showing of the cloth.
11. All maintenance debris shall be removed from sight in all street frontages.
12. All landscape areas shall be maintained without weeds.

Lawn and Grass:

1. Lawns must be mowed on a regular basis. Lawn height not to exceed four and one-half (4 ½) inches.
2. Lawn grasses shall be kept at least twelve (12) inches away from the trunk of a tree to avoid damage to the bark from mowing and trimming equipment.
3. Bermuda grass lawn are prohibited.

Artificial Turf:

Refer to the Artificial Turf Policy

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Shrub Care:

Shrubs shall be pruned and maintained in a manner consistent with the neighborhood. Shrub pruning is intended to keep the plants in normal bounds and to remove dead or twiggy branches.

1. Dead shrubs or shrubs that have exhausted their natural life, shall be removed and replaced.
2. Shrubs with visible woody areas exposed should be removed and replaced.
3. Mature shrubs need to be pruned and shall not overly obscure the front of the home.
4. Topiary pruning is discouraged.

Ground Covers:

1. Ground covers shall be pruned or trimmed neatly away from shrubs, trees, walks, curbs, light standards, other plants, header boards and valve box lids.
2. Ground covers along the edges of sidewalks and streets shall be edged as often as necessary to provide a clean, crisp, line at all times and to not encroach on the sidewalks.
3. Old ground covers that have developed a layer of dead material should be removed or replaced.

Vines:

Vines shall be pruned regularly to control growth and direction and are not permitted in trees or bushes.

1. Dead twigs and branches shall be removed annually.
2. Vines shall be kept from engulfing windows, doors, gates, or other structural features.

Tree Care:

Trees shall be pruned and maintained in a consistent manner with the neighborhood.

1. Dead trees shall be removed and may be replaced with AC approval.
2. Mature trees need to be pruned as needed to be safe and presentable.
 - Branches overhanging the sidewalks or street should be pruned back or up with Eight (8) feet of clearance.

Heritage Trees:

A list of heritage trees is available in the Architectural Office.

1. Heritage Tree trimming must be done by a licensed arborist.
2. Trees are to be maintained in a shape as close to their natural form as possible.
3. Avoid topping trees, remove dead or diseased branches or trees as soon as possible.
4. California Native Oaks have special needs; the use of summer water under the canopy can kill them. Digging around Oak roots is harmful, and machine trenching under free canopies is prohibited. Fallen Oak leaves should be allowed to accumulate under the oaks to maintain the soil health.