

## Frequently Asked Landscaping and Yard Questions

Email: [Staff@ACCCAHOA.com](mailto:Staff@ACCCAHOA.com) Phone: 623-742-6030

### **What landscape/Lot maintenance is required?**

The Covenants, Conditions and Restrictions (CC&Rs) requires Owners to maintain their Lots, including landscaping, in a manner consistent with the Governing Documents, the communitywide standard and all applicable documents. This consists of:

- Removing all landscape debris, weeds and replacing dead plants with plants from the approved plant list.
- Trimming plants and pruning trees. Branches should not hang lower than 8 feet above any sidewalk, curb or street.
- Replenishing granite to cover bare spots.
- Maintaining turf and overseeding.

### **What can be done to prevent damage to trees during the monsoon season?**

DLC, the ACCCA's landscaping contractor, recommends and follows the American National Standards Institute for pruning.

- Crown cleaning (removal of lower branches to provide clearance for view and/or traffic).
- Crown thinning (selective removal of branches to reduce weight and increase air and light penetration not to exceed 20 percent of the total volume of canopy).
- Crown reduction (removal of leader or lateral branches using proper heading cuts to reduce size, i.e., reduce leader or lateral to a branch that is at least 1/3 diameter of the branch being removed).
- Crown restoration (removal of improperly pruned branches to restore more natural shape).

Contracting a professional tree trimming firm is suggested prior to pruning trees before the monsoon season.

### **Should trees be staked to prevent damage from storms?**

Monsoon winds vary and can exceed 40 mph. There is no guarantee, even if staked, a tree can withstand such forces. The general rule suggests trees should be staked until the trunks are thicker than the stakes supporting them. To determine if a tree is stable on its own, grab the tree and give it a good shake. If the ground around the base of the tree does not move, stakes may be removed. If a tree is leaning more than 45 degrees, the tree may be compromised and should be staked and/or removed.

### **What is the white stain on my block wall and how do I clean it?**

- Efflorescence is caused by water seeping through the wall which dissolves salts inside the wall while moving through it and then evaporates leaving salt on the surface.
- There are products on the market which may remove these stains. We suggest checking with a hardware or home improvement store for additional assistance.
- After cleaning, paint the block wall with the approved paint color using exterior water-based latex paint, Frazee Chocolate Mousse or color matched to any paint brand.

### **What is the purpose of decomposed granite and how much is required?**

- Decomposed granite gives a finished look to nonturf areas and helps reduce erosion and dust.
- Decomposed granite also assists to minimize weed germination and water evaporation by creating a barrier above the soil.
- Owners are required by the Residential Design Guidelines (RDGs) to maintain a depth of 2 inches of decomposed granite (1 inch screened) in either Apache Brown or Saddleback Brown, the only two approved decomposed granite colors.

### **Is there a need for weed control?**

- Pre-emergent and post-emergent weed control are recommended spring and fall.
- Manual pulling of weeds (with root) should be performed regularly and products applied for best results.

### **What landscaping is required on my Lot and what do I do if I want to make changes to my front/backyards?**

- The RDGs outline the minimum number of plants and trees for the front and backyards.
- The replacement of 9 or more plants (shrubs, accent plants, ground cover) requires approval from the ACCCA Lifestyle Enhancement Committee. Replacement or removal of any tree requires LEC approval. All plants/trees must be selected from the Approved Plant List (See RDGs).
- Any change to the front or backyard landscaping, courtyard, gates, patio and exterior structures (built-in barbecue, fireplace, etc.) requires approval from the ACCCA Lifestyle Enhancement Committee before beginning any work.
- Contact the staff at [Staff@ACCCAHOA.com](mailto:Staff@ACCCAHOA.com) to review what is and is not permitted and required.
- Failure to receive approval to changes to the exterior of your home or Lot will result in fines. See Residential Design Guidelines.

### **Whom do I contact with any questions regarding my landscaping or yards?**

The ACCCA staff is available to assist you with any questions. Email us at: [Staff@ACCCAHOA.com](mailto:Staff@ACCCAHOA.com) or call us at: 623-742-6030.