

# Avalon Farms

## Landscaping Guidelines and Expectations for Lot Owners

(2026 season)

Avalon Farms is widely recognized for its well-maintained lawns & landscaping, lush tree canopies, and natural assets. We thank lot owners for their outstanding efforts to maintain such high standards.

The following landscaping guidelines are being published to ensure all lot owners follow the obligations we have to our neighbors. *Please share these requirements with those responsible for your landscaping so that your lot remains in compliance.*

### Lawns

- **Apply a multi-step weed and fertilizer application program.** One of the applications needs to include a crabgrass preventer. Applications can be performed either professionally or by homeowners.
- **Mow weekly** (weather permitting). Please ensure grass clippings are properly disposed of and are not blown into streets or discarded on HOA common areas.
- **Ensure irrigation systems are functioning properly and utilized.**
- **Trim grass around landscaped beds, trees, hedgerows, and along the Belgian blocks lining the roads.** The Belgian blocks should not be covered by grass, soil, or weeds.

### Hedgerows / Shrubs

- **Maintain proper heights and widths of all hedgerows and shrubs.** Reach out to PropertyWorx or a member of the Landscaping Committee if you are unsure of pruning techniques. Most hedge specimens perform better and provide thicker screening when height is kept in check. Hedgerows need to be pruned to allow trees growing nearby or within the hedgerow to survive.
- **Collaborate and coordinate with your neighbor(s) regarding trimming hedgerows between lots to ensure the top is maintained and uniform.** For homeowners with a shared hedgerow that borders an HOA common area (i.e. a pedestrian walkway), the Association will trim the entire top of the shared hedge. The homeowner is then responsible to trim the shared hedgerow's vertical plane facing their property.
- **Ensure hedgerows are properly weeded and mulched and that the grass is edged.**
- **PropertyWorx will begin reaching out to lot owners with untrimmed hedgerows on July 15<sup>th</sup>.**

## **Mulch**

- **Mulch all landscaped beds, trees, shrubs, and hedgerows.**
- **Dark brown mulch color is required for Avalon Farms.** Red, black, and other mulch colors are not allowed.
- **Mulch must be installed by June 30<sup>th</sup>.**

## **Maple Trees**

There are approximately 165 maple trees lining our roads and cul-de-sacs. The maple trees play a major role in Avalon Farm's overall look and feel. Planted as the community was built out, the maples were selected for their longevity and characteristics to ensure lush tree canopies envelope the community. The maple trees can be planted relatively close together and are well-adapted to a variety of soil and water conditions.

Lot owners own the maple trees located on their lots and are responsible for their proper upkeep including pruning, mulching, and replacement.

**Mulching.** All maple trees need to be mulched (dark brown) by June 30th. If relying on an outside vendor for mulch application, ensure proper mulching procedures are followed (no mulch volcanoes piled up against the trunk).

**Pruning.** Maple tree pruning must follow proper standards outlined in the ANSI (American National Standards Institute) A300 guidelines. Please utilize an arborist who adheres to the pruning standard.

**Replacements.** Lot owners are responsible for the health and vitality of the maple trees on their property lining the road. When a maple tree has died or is dying / diseased / damaged to the point that a new maple is needed, the lot owner is responsible for removing the old maple, grinding the old tree stump, and planting a new maple in its place. To begin the replacement process, please fill out and submit a variance with PropertyWorx (our property manager). Variance forms are available at PropertyWorx's website: <https://www.propertyworx.com/new-avalon-farms>. When filling out the variance form, provide details regarding the replacement maple tree (i.e. when the new maple tree will be planted, the contractor who will perform the work, and confirmation that new maple tree meets replacement minimum requirements (Height - 12' / Circumference 6" measured 3' up from root ball)). Once the required information has been submitted to PropertyWorx and approved, a variance for maple tree removal and replacement will be granted.

## **Additional Information**

As Avalon Farms' property manager, PropertyWorx is tasked with overseeing all landscaping guidelines. Questions can be sent to Eileen Berg (eileen@propertyworx.com) or Alison Marinelli (alison@propertyworx.com).

**Landscaping Questions.** Lot owners are encouraged to reach out to PropertyWorx or a member of the Landscaping Committee with questions pertaining to landscaping guidelines, expectations, and procedures.

- Eileen Berg (PropertyWorx) - eileen@propertyworx.com
- Alison Marinelli (PropertyWorx) - alison@propertyworx.com
- Neil Cybart (Resident and Board Member) – neil.cybart@gmail.com
- Michael Giordano (Resident and Board Member) - mvgior5@gmail.com
- Terry Jack (Resident) - rubajack1@gmail.com

Document approved by the Avalon Farms Executive Board

## Illustration Regarding Proper Tree Mulching

The following image (from [www.riverside.il.us](http://www.riverside.il.us)) illustrates a mulch volcano on the left in which mulch is piled up high against a tree trunk. Mulch volcanos will harm your trees over time due to a variety of reasons.

Proper mulching technique is depicted on the right with a thin layer (2 to 3 inches deep) of mulch applied so that a tree's trunk flare remains visible. Mulch shouldn't touch the bark of the tree.

If relying on a vendor for mulch application, please ensure they avoid mulch volcanos.

Questions can be addressed to PropertyWorx (Avalon Farms property manager) or a member of the Avalon Farms Landscaping Committee.

