



Prepare for Spring and Summer in Roberts Ridge

Spring has sprung once again and the Roberts Ridge Board of Directors would like to share a spring message.

All of us take pride in our neighborhood and we want to maintain its neat appearance and our property values. In the spring of each year, we should be looking at some of the specifics to maintaining our properties that include, shrubbery and trees that might need pruned, making sure we mow at least once a week to maintain proper appearance and treating our lawns to prevent weeds and maintain healthy growth and green grass.

In addition to landscape and lawn care it is also important to look around the exterior of your home for any item in need of maintenance or repair like fences, trim paint, gutters, doors, siding and driveways and sidewalks.

Routine Lawn Maintenance

The basics on how to maintain a lawn to comply with the Roberts Ridge requirements.

1. Nutrients for your lawn are one element to a healthy lawn that will look good and be free of weeds. This can be accomplished by routine feeding using a product that has good ratings. For example, Scotts brand lawn food is rated high for residential use, it is easy to use and comes in package sizes for regular sized (5,000 sqft) and large lawns (15,000 sqft). Scotts also provides soil testing and general recommendations based on the area you live. This year, 2026, one of their specials is at Lowes where you can purchase the halts crabgrass preventer and get the spring weed and feed for free. This special is in the 5000 sqft package. Go to Scotts.com to see more of their offerings. There are also many lawn care companies used by our neighbors so if that interests you check one of those companies out.
2. Mowing is another aspect of proper lawn care. The taller your mowing height is the less likely you will have weed infestation. The taller grass keeps weeds at bay. The taller grass keeps weeds at bay. The recommended mowing height should be 3-4" and will provide a greener, healthier lawn. Lawns need to be mowed when the grass height is between 4-5". Cutting more than 1" off at a time will damage the grass. When you have finished mowing please remember to blow your grass clipping back into your lawn from any hard surface (driveways, sidewalks and street) to prevent runoff contamination getting into the pond. Runoff contamination will increase the costs to maintain a healthy pond.
3. Watering is also a critical element to maintaining a healthy lawn. This is a little subjective due to rainfall impacting watering cycles. Most if not all homes built in Roberts Ridge came equipped with front lawn irrigation and some with full lawn irrigation. Your system should be set to run 4-7 days a week depending on temperature and rainfall. Most systems have override capability to allow you the option of running the system at will or skipping a cycle.

4. In addition to lawn maintenance, edging is also an important part of proper maintenance. This should be done weekly to monthly depending on how much overgrowth you experience. This keeps your lawn from intruding on walkways and has a much nicer visual appearance than lawns left to overgrow walkways and drives.
5. Pruning trees and shrubs is essential to their health. Removing the dead, diseased, and injured parts of a tree or shrub maximizes their vigor and aesthetic qualities. Removing vulnerable parts of the plant will also minimize the potential for pest damage. Plus, pruning encourages good growth patterns and improves air circulation.

What happens if there is a complaint?

When the HOA Directors receive a complaint or concern, we review the Bylaws and Covenants (rules) and investigate the situation. If the homeowner is not in violation of the rules, the complainant is informed and the process stops. However, if the homeowner is not in compliance, it is the responsibility of the Board to inform, educate and work to resolve the issue. Most often a friendly reminder is all that is needed. Please refer to these sections of the covenants so you can be sure you are in compliance with them.

Section 6.17 Unsightly Growth In order to maintain the standards of the Property, no weeds, underbrush, or other unsightly growths shall be permitted to grow or remain upon any Property, and no refuse pile or unsightly objects shall be allowed to be placed or suffered to remain anywhere thereon. Failure to comply shall warrant the Declarant or the Association to cut weeds or clear the refuse from the Property at the expense of the Owner, and there shall be a lien against said Property for the expense thereof, which lien shall be due and payable immediately. If such lien is not promptly paid, the Association or the Declarant may file suit and recover such amount together with reasonable attorney's fee and costs of collection.

Section 6.24 Maintenance of Lots and Dwelling Units No Lot and no Dwelling Unit shall be permitted to become overgrown, unsightly, or to fall into disrepair. All Dwelling Units shall at all times be kept in good condition and repair, and adequately painted or otherwise finished in accordance with specifications established by the Declarant. Each Owner, for himself and his successors and assigns, hereby grants to the Association, jointly and severally, the right to make any necessary alterations, repairs, or maintenance approved by the Architectural Committee to carry out the intent of this provision and they further agree to reimburse the Association for any expenses actually incurred in carrying out the foregoing. The Association may assess and collect such reimbursement in the same manner as it assesses and collects yearly assessments, and such amount shall become a lien upon the Lot as provided in Article V.

We hope this information is helpful and that all of you have a healthy 2026!

The full set of Bylaws and Covenants can be found here: <https://www.robertsridgehoa.org/covenants> .
If you have questions, please contact us at robertsridgehoa@gmail.com