



MCCA Maintenance Service Level Agreement

1. Buffer Areas

Buffer areas as defined on the MCCA Land Use Map are areas that are typically adjacent to our roadside mowing areas and parks. Buffer areas are usually the area between a division and road or park. These areas are not designed to be manicured or receive high level maintenance. The maintenance that these areas receive are on an as needed basis with safety being the biggest factor.

Trees in these areas are monitored as best as possible by MCCA staff and with the help of licensed arborist and licensed tree removal companies. If a tree is found to threaten life or personal property in these areas, it will be removed. MCCA policy is to remove all debris from tree cutting in these areas initiated by MCCA or its contractors in effort to reduce the risk of fuel build up in case of fire. Trees and other debris that have fallen due to natural events or seasonal cycles will be removed only on an as needed basis. Removal of debris also maintains the aesthetics of these areas.

Buffer areas are also monitored for invasive plants by MCCA staff and the Noxious Weed Committee. Whenever possible or needed an effort will be made to reduce noxious or invasive plants and replant native plants in these areas.

2. Parks

Parks as defined on the MCCA Land Use Map are areas designed to allow the congregation of residents and use of open space for play and enjoyment. Parks usually, but not always, contain some or all the following: playground, furniture such as benches and picnic tables, trash receptacles and irrigation.

Parks are intended to receive the highest level of maintenance. Each park contains different features and no two parks have the same needs. To address this, MCCA maintenance has a parks schedule where all parks are inspected, and appropriate maintenance actions are taken twice a month on an every other week schedule.

Parks in general, depending on the needs of the specific park and season, receive these major maintenance actions from MCCA maintenance staff:

- regularly scheduled mowing
- weed eating
- tree limbing
- inspections and repairs of park furniture and playground equipment
- emptying of trash cans
- seasonal needs such as leaf removal and irrigation maintenance

3. Roadside Areas

Roadside Grass areas as defined on the MCCA Land Use Map are areas that are typically but not always between a major road and buffer area. These narrow areas of grass are maintained year-round and maintenance actions change with seasonal needs.

These areas are monitored and mowed to maintain an acceptable appearance of the height of grass. Height of grass varies depending on seasonal changes, heat and water needs. The grass in these areas is to have a cut and maintained look, regardless of the required height needed for the health of the grass.

Roadside grass areas do not contain irrigation. These areas also receive regular brush line trimming to maintain aesthetics, access for MCCA mowers and to prevent encroachment of the buffer area. The base of city street signs, utility boxes, and light poles in these areas receive regular weed eating. Roadside grass areas do not receive any regular application of herbicide or fertilizer. These areas will be repaired if damaged with soil and seed on an as needed basis. Permaculture practices are used in these areas to return grass mulch back to the soil for the overall health of the grass. MCCA does not bag these areas when mowing and leaf material is blown into buffer areas in the fall.

4. Trails

Trails as defined on the MCCA Land Use Map are pathways containing a hard-maintained surface such as asphalt, concrete, or gravel that intersect and connect our divisions and natural areas.

Trails within our divisions are typically maintained where allowed at 3 feet on each side of the trail. Maintenance actions usually taken are:

- blowing trails clear of debris
- trimming back brush
- limbing back trees
- maintaining safe walking surfaces

Trails within the Nature Preserve are typically maintained to 6 feet on each side of the trail, where allowed, to include maintenance of drainage ditches where applicable. Maintenance actions taken with Nature Preserve trails are the same as above with the added maintenance of trail side ditches.

Some of our trails contain bridges and these are on an annual bridge inspection schedule to ensure their structural integrity and safe traction surfacing condition where applicable.

5. Natural Areas

Natural Areas as defined on the MCCA Land Use Map are areas that contain natural vegetation and are not maintained. The largest Natural Area is the MCCA Nature Preserve.

In these areas the only maintenance actions taken are to ensure the safety of homes and trails in close proximity. This includes cutting trees only if they pose a threat to life or property. Otherwise these areas are considered wooded natural areas that are key to the health of wildlife.

Natural areas are left to the forces of nature to keep the natural balance of a wooded ecosystem. Trees or brush cut in these areas by MCCA will not be removed and are left to decompose naturally. Trees and debris that fall from natural events will also be left to decompose naturally. Any dirt trails or paths within these areas have not been created by MCCA and will not be maintained by MCCA or its committees and are use at your own risk.

6. MCCA Buildings

MCCA Buildings that are maintained by MCCA staff include main office, and two maintenance buildings.

Maintenance actions that these building receive from MCCA staff include:

- cleaning of parking lots
- moss removal
- cleaning of roofs and gutters
- maintenance of rain gardens
- landscaping
- mowing
- maintenance of irrigation system (main office)

The appearance and functionality of these buildings are critical for MCCA staff to operate in an efficient manner and maintain a high standard of maintenance for our residents. Other maintenance action items required are hired out to competent licensed professionals on an as needed basis.

7. Division Entries

Division Entries are the landscaped entries that greet you when entering an MCCA division and are some of our most important areas.

MCCA entries receive the highest level of maintenance. This ensures that our residents and guests are always greeted with top notch landscaping and appeal. This is achieved through regularly scheduled entry maintenance every other week.

Entries have varying needs depending on the landscape plan of each entry and the season. In general, these items are regularly performed:

- mowing
- edging
- weed eating
- spot spraying herbicide for weed control
- turf management through chemical or manual practices
- irrigation maintenance and adjustments
- adding or editing plant schemes
- pruning and trimming
- maintaining entry lighting where applicable
- removal of detritus

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