

# Eagle Brook Meadow Metropolitan District 2023 Operations and Maintenance Plan

[Schedules are subject to change]

## January

- Finalize O&M contracts

## February

- Install pet waste stations
- Cut back ornamental grasses

## March

- Spring landscape clean up
- Clean storm structures

## April

- Activate irrigation system
- Turf aeration
- Spring fertilization
- Begin native weed control

## May

- Refresh mulch beds if needed
- Fence assessment

## June

- Plant replacements, if necessary
- Irrigation backflow testing

## July

- O&M scope review/pricing requests
- Phase 2 and 3 landscaping out of warranty

## August

- Meet on-site with district manager and board representative(s)
- Draft 2024 O&M budget

## September

- Tree replacements, if necessary
- O&M bidding process

## October

- Winterize irrigation system
- Storm structure maintenance

## November

- Finalize 2024 O&M budget
- Phase 4 landscaping out of warranty

## December

- Update service area maps
- Issue O&M contracts
- Storm water reporting to city of Loveland
- Hydrozone use reports