

Colony Place Property Maintenance Services

Please note that Colony Place is not a “Maintenance Free” community. The Colony Place Owners Association (CPOA) contracts with a variety of service providers to do the work necessary to maintain the common areas and provide each residential property with some specific maintenance. To avoid confusion, any communication with individual service providers should be through the appropriate member of the Board of Directors. The following list hopes to clarify Association and homeowner responsibilities.

ROOF: COPA provides annual power washing. Owners maintain roof structure.

GUTTERS & DOWNSPOUTS: These are the responsibility of the owners to keep clean and/or repair.

EXTRIOR WALLS: CPOA paints the homes every 7-10 years, as needed. Owners have the responsibility of keeping them clean.

PATIOS, ENTRY WAYS, LANAIS, PORCHES: Owners are responsible for maintaining these areas.

WINDOWS: Owners are responsible for their own windows, including repair, replacement and cleaning.

DRIVEWAYS & WALKS: CPOA power washes annually. Owners maintain.

LAWNS: CPOA contracts for a commercial level of mowing, edging, fertilization and weed control.

GARDENS: Greenscapes does a commercial trimming monthly (except December) using hedge trimmers, unless told otherwise by the owner. Absent direction from the owner, Greenscapes will proceed with their normal trimming. More customized trimming is the responsibility of the owner. Since the members of the crew may change from time to time, it is advisable to provide this direction monthly. Likewise, weeding is done by spray and is done the same months as the trimming. Hand weeding is not provided.

TREE TRIMMING: Greenscapes trims trees under 8 feet regularly. COPA hires a vendor to trim palms taller than 10 feet.

MULCH: CPOA arranges to mulch our beds annually. If additional mulch is required, as for new plantings, it is the owner’s responsibility.

IRRIGATION: CPOA is responsible for irrigation, with the exception of new or reworked irrigation needed or ordered by new, owner installed landscaping. If you change it, you maintain it.

MAILBOXES: WOMA owns the mailboxes and will repaint when necessary. Owners are responsible for keeping them clean.

LAMPPOSTS: Owners are responsible for maintaining and replacing.