

# Granary Metro District

## 2024 Operations and Maintenance Plan

[Schedules are subject to change]

### January

- Finalize O&M contracts.
- Issue O&M Plan

### February

- Site observation to ensure warranty maintenance adherence to scope.
- Cut back ornamental grasses.
- Contractor annual kick off meeting

### March

- Pressure test irrigation system
- Playground inspections and repairs
- Natural areas assessment for reseeding
- Assess monument signs for repairs.

### April

- Activate irrigation system.
- Meet on site with resident board reps and landscape contractor.
- Turf aeration
- Spring fertilization
- Begin natural area mowing.
- Assess mowing needs of storm drain ditches.
- Assess flower bed areas for mulch refreshment.

### May

- Install annual flowers, if necessary.
- Assess storm ponds/structures for maintenance.

### June

- Tree assessments
- Irrigation backflow testing
- Concrete and asphalt pavement assessment
- Fencing assessment
- Playground assessment

### July

- Summer fertilization
- Assess trees and remove dead trees, as necessary.
- Meet on site with resident board reps and landscape contractor.

### August

- Assess natural areas and storm drain ditches.
- Draft 2025 O&M budget

### September

- Tree replacements, as necessary
- Finish natural area mowing.
- O&M bidding process
- Playground assessment

### October

- Remove annual flowers, if necessary.
- Winterize irrigation system.
- Right of way mowing assessment.

### November

- Maintain storm ponds/structures.
- Reseed natural areas, as necessary.
- Fall site cleanup.
- Finalize 2025 O&M budget.

### December

- Playground assessment
- Update service area maps
- Issue 2025 O&M contracts
- Draft 2025 Operations Plan