

Waterfall Metropolitan District No. 1 2024 Operations and Maintenance Plan

[Schedules are subject to change]

January

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

February

- Tree pruning/removals as needed

March

- Mulch and rock bed refresh as needed.

April

- Activate irrigation system.
- Turf aeration
- Spring fertilization
- Assess seeding/establishment of retention ditch native areas
- Begin OLM inspections

May

- Begin chemical weed control in native areas (retention ditch)
- Clean monument sign

June

- Plant replacements, if necessary
- Refresh mulch beds
- Irrigation backflow testing

July

- O&M scope review/pricing requests
- Assess service pricing and determine maintenance bidding needs.

August

- Meet on-site with district manager and board representative(s)
- Draft 2025 O&M budget

September

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

October

- Winterize irrigation system
- Final OLM inspections

November

- Maintain storm structures
- Finalize 2025 O&M budget.

December

- Submit annual storm water maintenance report
- Assess winter watering needs
- Update service area maps
- Issue O&M contracts
- Draft 2025 O&M plan