

Brighton Crossing Operations Board

2022 Operations and Maintenance Plan

[Schedules are subject to change]

January

- Finalize O&M contracts
- Issue O&M Plan
- Remove holiday lighting/decorations

February

- Cut back ornamental grasses.
- Contractor annual kick off meeting
- Handicap door access retrofit for recreation centers
- Meet with board representatives on tree replacement priorities.

March

- Pressure test irrigation system
- Playground inspections and repairs

April

- Activate irrigation system
- Meet with Enhancement Committee
- Meet on site with resident board reps and landscape contractor
- Turf aeration
- Spring fertilization
- Begin natural area mowing
- Mow banks of ditch
- Dog park water station retrofit
- Begin Phase 2 of bed renovation

May

- Install flowers
- Activate drinking fountains
- Open pool
- Meet with Enhancement Committee
- Replace plants in courtyards
- Maintain storm ponds/structures

June

- Plant replacements, if necessary
- Tree assessments
- Refresh mulch beds
- Irrigation backflow testing
- Sweep alleys
- Enhancement committee project(s)
- Concrete and asphalt pavement assessment
- Fencing assessment
- Playground assessment

July

- 4th of July community pool event
- Summer fertilization
- O&M scope review/pricing requests
- Assess trees and remove dead trees, as necessary
- Meet on site with resident board reps and landscape contractor

August

- Wash and stain fence, as necessary
- Meet on-site with district manager and board representative(s)
- Draft 2023 O&M budget

September

- Tree replacements
- Finish natural area mowing
- Close/winterize pool
- Seal coat and crack seal fitness center parking lot
- O&M bidding process
- Playground assessment

October

- Remove flowers
- Winterize irrigation system
- Winterize drinking fountains
- Meet on site with resident board reps and landscape contractor

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November

- Maintain storm ponds/structures
- Reseed natural areas, as necessary
- Fall site cleanup
- Install holiday lighting/decorations
- Finalize 2023 O&M budget

December

- Playground assessment
- Update service area maps
- Issue 2023 O&M contracts
- Draft 2023 Operations Plan