

Baseline Metropolitan District Nos. 1-9 2024 Operations and Maintenance Plan

[Schedules are subject to change]

January

- Finalize O&M contracts

February

- Cut back ornamental grasses

March

- Natural area site assessment
- Begin natural area weed control
- Playground inspection

April

- Activate irrigation system
- Turf aeration
- Spring fertilization
- Begin mowing natural area beauty bands and trail edge maintenance
- Begin right-of-way mowing
- Begin monthly OLM inspection
- Soft trail enhancement

May

- Inspect storm structures
- Tree assessment

June

- Irrigation backflow testing

July

- O&M scope review and pricing requests

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.
- Validate snow scope and tolerances.
- Final right-of-way mowing
- Mow natural areas
- Last monthly OLM inspections

November

- Reseed natural areas
- Finalize 2025 O&M budget.

December

- Update service area maps
- Issue 2025 O&M contracts