

Riverdale Dunes Metro District 2024 Operations and Maintenance Plan

[Schedules are subject to change]

January

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

February

- Cut back ornamental grasses and shrubs.

March

- Natural area site assessment
- Begin natural area weed control
- Inspect regulatory signs/signposts.
- Playground inspections and repairs

April

- Activate irrigation system.
- Turf aeration
- Spring fertilization
- Mow natural areas for weed control.

May

- Open pool
- Assess trees in natural areas.
- Fence Assessment w/board member

June

- Plant replacements, if necessary
- Refresh mulch beds
- Irrigation backflow testing
- Maintain/repair soft trails.

July

- Begin chemical weed control in natural areas.
- O&M scope review/pricing requests

August

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

September

- Tree replacements, if necessary
- Natural area mowing
- Close/winterize pool.
- Assess concrete trails
- O&M bidding process, if necessary

October

- Winterize irrigation system.

November

- Finalize 2025 O&M budget.

December

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