

VDW Metropolitan 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.
- Tree pruning/removals as needed.

March

- Soil amendment, prep, and seeding of native grass along Hwy 34
- Mulch/rock bed refresh

April

- Activate irrigation system.
- Turf aeration
- Spring fertilization
- Start right-of-way mowing.
- Begin OLM inspections.

May

- Begin ROW and field mowing.
- Begin native areas chemical weed control.
- Perform sign maintenance as necessary.

June

- Complete irrigation backflow testing
- Tree assessment and replacement planning

July

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

August

- Maintenance/repairs to lift station exterior, if necessary
- Meet on-site with district manager and board representative(s)
- Draft 2025 O&M budget

September

- Tree replacements
- O&M bidding process

October

- Winterize irrigation system.
- Finish right-of-way and native areas mowing
- Final OLM inspection.

November

- Maintain storm structures.
- Maintain overflow pond near pump station.
- Finalize 2025 O&M budget.

December

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