

Mowing & Grounds Maintenance Policy



Effective March 14th, 2023

Purpose

The purpose of this policy is to establish responsibility for mowing and grounds maintenance of those areas within the Aberdeen Town limits that are located within the defined areas of street rights of way, including areas that are behind the curb and gutter, within traffic or median islands and that are beyond the edge of pavement not maintained by NCDOT, Home/Property Owners' Association or subdivision owned or controlled property, residential properties that front rights of way or publicly-owned property, and utility and drainage easements with rights conveyed to the Town of Aberdeen but are located on properties not owned by the Town of Aberdeen.

Coverage

This policy shall be applicable to the mowing and ground maintenance by the Town, by individual property owners, and by home/property owners' associations of areas within street rights of way in the Town of Aberdeen corporate limits. The Town of Aberdeen does not conduct work or maintenance activities on private property, the only exception is in situations where there is potential for damage to public property or public infrastructure.

Policy

Town Responsibilities

The Town of Aberdeen accepts responsibility for mowing and grounds maintenance only to those areas listed below:

1. Along major thoroughfares except in those areas that are regularly maintained by the NCDOT. The Town may elect to maintain some of the NCDOT maintained rights of way, if the Town deems it in its best interest of the public and directed by the Aberdeen Board of Commissioners.
2. Traffic islands and median islands within the rights of way of major thoroughfares when such islands require only mowing and are NOT planted with shrubbery, other vegetation, or bark, timber, or other ground cover that requires landscape maintenance, and when such islands are not regularly maintained by NCDOT or some other organization or group. The Town may elect to maintain some of the NCDOT maintained traffic islands or medians, if the Town deems it in its best interest of the public and directed by the Aberdeen Board of Commissioners.
3. All recorded water, sewer, and drainage easements.

The Town of Aberdeen accepts no responsibility for the mowing, grounds maintenance or landscape maintenance for any traffic island or any median island on any street below the classification of "major thoroughfare" which intersects a major thoroughfare.

Property Owners' Responsibilities

Within all parts of the Town of Aberdeen, individual property owners are responsible for mowing and grounds maintenance of all areas between their property lines and the edge of the street. These areas are to include from the edge of the pavement or from the back of the curb and gutter to the street right of way or the front, side or rear property line which is the same as the street right of way. The individual property owner shall also mow and otherwise perform grounds maintenance upon any utility strip or planting strip that lies between the edge of the pavement or the back of the curb and gutter and the street edge of any sidewalk that runs parallel with the street. The Town is under no obligation to mow or maintain the property within a right of way that is located between the edge of pavement or backside of a curb and the edge of the private property.

When the street right of way has been cleared to the property line, and that cleared street right of way area has been covered with grass or other similar ground cover, but the property fronting this street remains essentially undeveloped, whether that property is undisturbed woods, undisturbed former fields, or an area that has been graded, grassed and left fallow, the property owner has the responsibility to mow and perform grounds maintenance on the improved street right of way adjoining his property.

Homeowners Associations

The individual property owners and the homeowners associations in all subdivisions each have certain individual responsibilities and certain mutual responsibilities for mowing, grounds maintenance or landscape maintenance for all areas within the street rights of way.

Individual property owners are responsible for mowing and grounds maintenance of all areas between their property lines and the edge of the street. These areas include from the edge of the pavement or from the back of the curb and gutter to the street right of way or the front, side or rear property line that is contiguous with or the same as the street right of way. The individual property owner shall also mow and otherwise perform grounds maintenance upon any utility strip or planting strip that lies between the edge of the pavement or the back of the curb and gutter and the street edge of any sidewalk that runs parallel with the street. The Town is under no obligation to mow or maintain the property within a right of way that is located between the edge of pavement or backside of a curb or either side of a sidewalk and the edge of the private property.

The homeowners' associations have the responsibility for mowing, grounds maintenance and landscape maintenance in all areas within their subdivision that are within street rights of way that have been cleared and graded and covered with grass or other similar ground cover for erosion control purposes that are not maintained by individual property owners. Those areas include street right of way areas which adjoin common area property, open space property and undeveloped property whether that property is undisturbed woods, undisturbed former fields, or areas that have been graded, grassed, and left fallow.

All traffic islands or median islands on all streets shall be mowed, shall have grounds maintenance, and shall have landscape maintenance performed by the home/property owner's association in which they are located.

Mowing & Maintenance Frequency

The Town of Aberdeen's goal is to mow the areas listed above under Town responsibility at a minimum 2 times per calendar year. The frequency can fluctuate depending on workload, equipment availability and employees available.

Yard Waste Disposal

Yard waste that is generated from normal lawn care needs to be separated and placed at the curb for pickup. Yard waste pickup is not on a set schedule; items may take up to two weeks to be picked up. Do not bag leaves or yard debris. Do not place yard debris such as pine straw and grass in the gutter line for pickup because this will block the storm drains. Separation needs to be as follows:

- Pine straw, pinecones, and leaves can be together
- Vines separate
- Sticks and twigs can be together
- Limbs and branches together with cut ends facing street

Limbs and branches can be no thicker than 4 inches in diameter and 6 feet in length. Yard debris piles cannot be more than 4 feet high, 8 feet long, and 6 feet wide.

There are some items that will NOT be picked up by the town.

They are as follows:

- Debris or yard waste generated by a **contractor/yard maintenance crews**, **this material should be disposed of by the contractor not placed on the curbside.**
- Building materials, demolition materials, shingles, or cross-ties of any nature.
- Tree trunks, tree stumps, rocks, or masonry products
- Dirt or soil
- Land clearing debris
 - Debris collected or caused by heavy equipment