

LANDSCAPE MANAGEMENT *detail and explanation of services*

SITE VISIT

Number Included: 34

Includes Mowing, Edging, Trimming, Pruning

All turf areas will be mowed through the growing season once per. Mowing will be done as necessary for the remainder of the contract year. Mowing will be with a rotary mower and blades will be sharp at all times to provide a high quality cut and minimized disease.

Clippings will be left on the lawn as long as no readily visible clumps remain on the grass surface 24 hours after mowing. Otherwise, clippings will be collected and removed by LW. In case of fungal disease outbreaks, clippings will be collected until disease is controlled. *Collection of clippings may be an additional charge.*



All sidewalks, fences, driveways, parking lots, tree/plant rings, beds, and other surface areas bordered by grass will be edged per contract specifications. Monofilament line trimmers will not be used around trees and shrubs where injury to the park of plants could occur. LW will clean all clippings from sidewalks, curbs, and roadways immediately after mowing and/or edging.

LW will inspect lawn areas each visit for indications of pest problems and advise client of such problems. Upon confirmation of a specific problem requiring treatment, pesticides will be applied as needed on a spot treatment basis. Records will be kept on pests identified and treatment(s) rendered for control. Pesticide applications will be made in accordance with the rules and regulations governing use of pesticides in the State that services are provided.

Shrubs will be pruned by hand or sheared as needed to ensure proper shape, fullness, and bloom. Tree pruning will be done once per year and is limited to branches below ten (10) feet in height. No trees under utility lines will be pruned and no pruning will be done during or immediately following growth flushes. Branches will be pruned just outside the branch collar. Pruning paint will not be applied. Sucker growth will be removed by hand from the base of trees. No herbicides will be used for this purpose.

LW will remove all litter.

WINTER SITE VISIT

Number Included: 9

Winter site visits are performed to keep the property in outstanding condition through the winter months of December through February. These visits include blowing debris from hard services, debris removal in turf and beds.

LEAF CLEAN-UP

Number Included: 4

Leaf removal in all turf and bed areas. This will be performed during a regular site visit.

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PINE STRAW

Number Included: 2

Timing: May, October

All Pine Straw areas will be replenished with specified mulch and the specified number of times per year to maintain a depth of 2 inches. A pre-emergent control and fertilizer will be applied with each pine straw application

SEASONAL COLOR- If requested

Number Included: 2

Square Feet of Flowers:

Replacement of existing annuals shall be done the specified number of times per year. Annuals/bedding plants shall be fertilized monthly at a rate of ½ pound of nitrogen per 1,000 square feet of bed area or a slow release fertilizer, such as Osmocote or Nutricote (3-4 month release) shall be incorporated in the bed at planting.

LW will be responsible for weed control by hand or mechanical means. No herbicides will be used in annual beds. Pest control will follow IPM principals.

TURF APPLICATIONS

Number Included: 6

Turf weeds will be treated during the contract period visit using pre and post-emergent herbicides. Turf areas will be treated with a pre-emergent to prevent weeds prior to their establishment, and a post emergent to control weeds that have gone to seed. Fertilizer will also be applied during these applications. Timing of applications will be based on seasonal temperatures. Insecticides and Fungicides may be required should pest occurred. They are not including in our maintenance contract, but you will be notified should they be required and a proposal presented. This does not include remediation of Bermuda grass

IRRIGATION MANAGEMENT

Number Included: 2

The irrigation systems will be started in the spring and shutdown in the fall. Any repairs needed will be proposed under a separate agreement. Damage caused by Landscape Workshop will be reported and repaired at no cost to the customer.

AERATION AND SEEDING

Number Included: 1

All turf areas will be aerated and seeded in the fall. A core aerator will be used to aerate all turf. Turf Type Tall Fescue seed will be spread according to manufacturers recommendations for established lawns. Timing of the aeration and seeding will be weather dependent. This does not include any renovation for Bermuda grass.

COMMUNICATION

Communication requesting corrective action for the above services, via email or voicemail to the designated Landscape Workshop representative will be returned within 36 hours. A 48 hour notice for non-mowing services will be given to the designated HOA representative when applicable. Notice will also be given to the HOA representative, when needed, and as soon as reasonably possible, when scheduled events will not occur according to schedule.

SCHEDULE OF SERVICES

This schedule is an approximation as actual number and timing of visits will be determined by weather conditions and plant growth.

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Total Base Property Visits	2	2	4	5	4	5	4	4	5	4	2	2	43
ANNUAL SERVICES													
Mow Grass			2	4	4	5	4	4	5	4	2		34
Edging			2	4	4	5	4	4	5	4	2		34
Weeding/Policing	2	2	4	5	4	5	4	4	5	4	2	2	43
Debris Removal/Blowing	2	2	4	5	4	5	4	4	5	4	2	2	43
Leaf Clean-up	1	1									1	1	4
SHRUB & TREE SERVICE													
General Pruning					1				1				2
Tree Limb-up	1												1
Renewal Grass Cutback	1												1
Spring Clean-Up	1												1
SEASONAL SERVICES													
Pine Straw					1					1			2
Bed Fertilizer and Pre Emergent					1					1			
Aeration and Overseeding									1				1
Irrigation Start Up/Shutdown			1								1		2
TURF PROGRAM													
Fertilizer and Weed Control		1		1		1		1		1		1	6