

Name Lenox Place HOA

Turf Care

Mowing

Prior to each mowing, reasonable trash, sticks and debris will be removed from lawn. Turf Grasses will be maintained at a height of 3.0 to 3.5 inches throughout the growing season and will be mowed every seven to ten days, or as weather conditions dictate. Mowing operations include trimming around obstacles, mowing patterns will be established to present an aesthetically pleasing appearance of “stripes” wherever possible. Grass clippings will be kept out of plant beds and tree rings. All debris produced from mowing operation will be swept or blown clean from walkways and parking areas.

Note: Contract is based on 32 cuts per year. If a longer growing season is experienced, additional cuts may be required on a per cut basis, above and beyond the contract price.

Edging

Mechanical edging of bed lines, walkways, curbs and other paved areas will be performed at least every other week during the growing season. All debris produced from edging operation will be swept or blown clean from walkways and parking areas.

Shrub Care

Pruning

Shrubs that require shearing to maintain a formal appearance will be sheared three to five times per year during the growing season or as required. Flowering shrubs are to be pruned after blooming whenever possible. **Plants that are overgrown or require corrective and/or rejuvenation pruning will require an additional charge unless otherwise stated in the contract. Ground covers will be pruned as necessary to contain them within their borders, perennial plants will be lowered as necessary in early spring unless plant appearance or health dictates alternate timing.

Weed Control

All bed areas and tree rings are to be inspected and weeded on a continuous basis. Weed control may be achieved through the use of herbicides hand weeding or a combination of both.

Fertilization

All shrubs are to be fertilized twice per year; spring and fall. Fertilizer formulations will be selected according to plant requirements, product combination (i.e. fertilizer with herbicide) and product availability.

Turf Health Care Program

EARLY SPRING: Balance fertilizer, crabgrass pre-emergent.

EARLY SUMMER:
Balance fertilizer, crabgrass pre-emergent and broad leaf weed control.

LATE FALL: Winterizer for turf

PREVENTATIVE FUNGICIDE TREATMENTS:

Treatment for “Brown Patch” in fescue turf, contract does not include treatments, if treatments are required it will be billed on a time and materials basis.

***Turf will be periodically inspected for insect and disease activity. Contractor will provide recommendations for treatment as necessary. Insect applications are *NOT* included in the contract price. A written proposal will be provided if and when these services are warranted.

Seasonal Color

Two rotations for annual flowers will be installed in specified areas. Specific plants will be determined through consultation between contract and client. All plants will be of 4” pot size. Summer annuals will be planted on 10-inch centers. Winter annuals will be planted on 8-inch centers.

Installation of season color will be in accordance with the following specifications:

- Previous rotation of plants will be removed.
- Soil will be loosened to a depth of at least 4 inches.
- All plants will be installed in accordance with standard industry practices.
- Plants will be fertilized at the time of installation
- Plants will be mulched with mini pine nuggets at time of installation.

All annuals installed by contractor will be maintained as part of the season color service. Maintenance includes fertilization, pruning, weeding and pest control as necessary. Maintenance specifications will be determined by plant variety.

Mulching

Mulch will be applied to plant beds and tree rings to a depth of 2-3 inches. Prior to installation, all bed edges and tree rings will be edged to a depth of 2 inches wherever possible and all bed lines will be smooth and continuous. Hardwood mulch will be applied twice per year. ** Removal of existing, excessive mulch is not included unless otherwise specified.

Turf Aeration and Seeding

Aeration of turf will be performed mechanically with an open-tine, core plugger aerator to a depth of 1.5 inches in order to reduce soil compaction, increase water retention, enhance air circulation, and assist in root development. A blend of fescue grass seed will be spread over aerated turf at a rate of 5 lbs. Per 1000 square feet. Aeration and seeding is recommended once per year to be performed in the fall in order to replenish turf that has succumb to summer stresses.

Irrigation

Irrigation startup will be performed under this contract. The startup will include labor and equipment necessary to turn on the system and perform minor adjustment such as clogged nozzles and minor head adjustments.

Winterization of irrigation system will included labor and equipment necessary to blow out existing pipes free of water and or draining pumps. Work performed by Puryear Farms will guarantee system free from any freeze damage.

Two summer checks will be made on irrigation system to ensure system is running properly.

Any additional work that is not covered by this contract will be billed on a time and materials basis; if a major problem is discovered, we will bring this to the customers attention and give a cost estimate to making repairs.