

# **LANDSCAPE MANAGEMENT SPECIFICATIONS FOR Balintore HOA, Inc.**

## **SCOPE OF WORK:**

Florida Landscape Consultants, LLC., a Yellowstone Company, agrees to provide Landscape Management services, including all labor, materials, equipment, transportation and expertise necessary as specified in the Landscape Management specifications.

## **EXTRA WORK:**

The following work will be considered extra work and will be performed on a time and materials basis unless specifically contained in the Landscape Management Specifications.

- Tree removals and pruning beyond the guidelines contained in the Landscape Management Specifications.
- Clean up and maintenance of all informal natural/wooded areas.
- Major clean up and removal of debris resulting from hurricanes, major storms or other acts of god.
- Hand watering as a result of new plant/turf installations or seasonal drought.
- Repairs or replacement of irrigation components as a result of acts beyond the reasonable control of contractor. Examples would include third party acts, vandalism, normal wear and acts of god.
- Installation of mulch beyond the amounts contained in the Landscape Management Specifications.
- Seasonal Leaf removal, beyond the scope contained in the Landscape Management Specifications.
- New plant/turf installations beyond those contained in the Landscape Management Specifications.

# GENERAL MAINTENANCE SERVICES

## TURF CARE:

### Mowing

All turf areas, including fenced back yards, will be mowed **(42)** times per year or weekly during the growing season and every other week between November 1<sup>st</sup> and March 31<sup>st</sup>. The mowing height will depend on the type of turf and seasonal conditions and will be adjusted accordingly. The typical cutting height is 3" to 4" inches.

Turf areas that are too wet to support mowing equipment will be postponed until the ground is firm enough to allow normal mowing operations.

### Edging

All turf areas adjoining paved surfaces, curbs, sidewalks retaining walls or other hard surfaces will be edged with a blade edger every mowing to maintain a neat and consistent appearance.

All turf areas adjoining plant beds, tree wells, annual beds or other soft bed lines will be edged with a blade edger every other mowing to maintain a neat and consistent appearance.

### Line Trimming

All turf areas inaccessible to mowing equipment will be trimmed with line trimmers **(42)** times per year or during each mowing operation. Examples would be drainage ditch lines, light fixtures, signage, mailboxes or other structures and obstacles that prevent the safe operation of commercial mowing equipment.

## SHRUB/GROUND COVER CARE:

### Weed Control

Weeding of all Plant/Shrub beds, Tree wells and Flower beds, sidewalks, deck areas, and parking areas will be performed routinely, or at least monthly, to maintain a neat and consistent appearance. Chemical herbicides and hand pulling will be utilized to maintain all landscape areas weed free.

### Pruning/Trimming

Selective pruning on all ornamental plants will be performed as necessary, or at least monthly, to maintain the intended shape, design and health of the plant.

All groundcover plantings will be shaped and trimmed as necessary, or at least monthly, to maintain the intended shape, design and health of the plant.

All shrubs and hedges will be sheared as necessary, or at least every other month, to maintain the intended shape, design and health of the plant.

All plant/shrub pruning and trimming operations will be performed in accordance with recommended horticultural practices and supervised by qualified horticultural professionals. Care will be taken to prune flowering shrubs and plants at proper times to promote flowering and maximize seasonal blooming.

Plants will be trimmed and pruned as required to eliminate safety hazards, and vision obstruction.

### **TREE CARE:**

All ornamental trees less than 8' in height will be selectively pruned as necessary to maintain the intended shape and design. All trees will be elevated as necessary to ensure safe pedestrian and vehicle traffic. Only low hanging branches and growth will be elevated on trees that exceed 8' in height. Large lateral branches on hardwood trees are not included in this specification.

All tree pruning and trimming will be performed in accordance with recommended horticultural practices and supervised by qualified horticultural professionals.

Existing Tree stakes will be inspected routinely. Necessary adjustments or removals will be performed at no additional cost to the customer.

### **PROPERTY VISITS:**

Contractor will report to the property **(42)** times per year.

### **GENERAL POLICING:**

Each property visit, the entire grounds will be policed for trash and debris. All obstacles will be identified and removed prior to operation of any power equipment on the grounds.

### **CLEAN UP:**

All debris created from our maintenance operations will be blown or swept off of sidewalks, curbs, patios, foyers, paved areas, and other improved areas. All debris will be removed from the property **(42)** times per year and disposed of properly.

# HORTICULTURAL SERVICES

## HORTICULTURAL INSPECTIONS:

A certified horticultural professional will inspect the property each month to identify any potential turf / plant damaging insects and diseases or turf weeds present and schedule the treatment of existing pest problems immediately. Monthly report will be sent to the Property Manager.

## TURF:

### Fertilization

All turf areas will receive **(3)** applications of balanced slow release granular fertilizer each year.

### Insect/Disease Control

All necessary insect or disease control applications will be performed on turf damaging insects and diseases as required at no additional cost to the customer. This service excludes pests such as termites, rats, carpenter ants.

### Turf Weed Control:

All required weed control applications will be provided at no additional cost to the customer. Turf areas which are infested with weeds to the point where re-establishing turf is impractical are not included in these specifications.

## SHRUBS/PLANTS:

### Fertilization

All Shrubs, plants and ground cover will receive **(2)** applications of balanced slow release granular fertilizer each year.

### Insect/Disease Control

All necessary insect or disease control applications will be performed on plant damaging insects and diseases as required at no additional cost to the customer. This service only applies to controllable pests.

**NOTE:** *There are certain diseases and insects that currently have no available treatments. In these instances, we will discuss all reasonable options with the customer to determine the best course of action. Nematode control is specifically not included in these specifications. Fire ant control will be applied at no additional cost on a spot treatment basis only.*

# FUNCTION FREQUENCY CHART

\* This is a sample of calendar year functions of the grounds maintenance contract. Schedule may change due to five-week months, property needs and/or by owner's request.

TURF	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Frequency
Property Service Visit	2	2	2	5	4	4	5	4	5	4	3	2	42
Mow	2	2	2	5	4	4	5	4	5	4	3	2	42
String Trim	2	2	2	5	4	4	5	4	5	4	3	2	42
Hard Edge	2	2	2	5	4	4	5	4	5	4	3	2	42
Soft Edge	1	1	2	2	2	2	2	2	2	2	2	1	21
Backpack Blowing	2	2	2	5	4	4	5	4	5	4	3	2	42
Turf Fertilization	1				1				1				3
Post-emergent Weed control													as needed
Disease Control (As Needed)													as needed
Insect Control (As Needed)													as needed
SHRUBS AND BEDS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Frequency
Weed control													as needed
Pre-emergent weed control													as needed
Post-emergent Weed control													as needed
Fertilization					1					1			2
Prune	1	1	1	1	1	1	1	1	1	1	1	1	12
Disease Control (As Needed)													as needed
Insect Control (As Needed)													as needed
TREES	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Frequency
Pruning up to 8' hgt.		1											as needed
Palm Pruning (0 Palms)													0
IRRIGATION	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Frequency
*Check and Adjust (Monthly)	1	1	1	1	1	1	1	1	1	1	1	1	12
SEASONAL COLOR	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Frequency
Install 0 - 4" annuals													0
Bed Preparation													0
Fertilization													0
MISCELLANEOUS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Frequency
MULCH	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Frequency
Mulch - 0 Yards													0

\*Irrigation service includes the Common Area only.

## SUPERVISORY SERVICES:

A qualified Field Supervisor will be assigned to the property and will report onsite each week to ensure all required services are performed to the customer's satisfaction. The Field Supervisor will be responsible for administering all aspects of service delivered and will consult with the customer on a weekly basis regarding scheduling of additional services, preparing estimates for property enhancements and any quality control issues.