

SCOPE OF SERVICES

1. LAWN CARE

- a. **Mowing:** All turf areas mowed weekly during the growing season and bi-weekly during the dormant season.
- b. **Edging:** Edging along sidewalks, curbs, and planting beds performed during each mowing visit.
- c. **Aeration:** Lawn aeration once a year.
- d. **Fertilization:** A balanced fertilizer program, with applications scheduled a minimum of four times per year.
- e. **Weed Control:** Pre-emergent and post-emergent herbicides to be applied as needed.

2. DRAINAGE BASINS

- a. Regular raking, grooming, and weed control to minimize vegetation growth and ensure proper drainage.

3. SHRUB AND TREE MAINTENANCE

- a. **Pruning:** Shrubs and trees pruned as needed to maintain shape, encourage healthy growth, and remove dead or diseased branches. Tree limbs overhanging sidewalks and streets shall be trimmed for safety.
- b. **Fertilization:** Trees and shrubs shall receive fertilization appropriate for their species and condition at least once a year.
- c. **Pest and Disease Control:** Regular inspections and treatments for pests and diseases shall be conducted.
- d. **Weeding:** Planting beds shall be weeded manually or chemically as needed during each maintenance visit.

4. IRRIGATION SYSTEM MAINTENANCE

- a. **Inspection:** Irrigation system inspected weekly for proper operation, including checking sprinkler heads, controllers, filters, and valves.
- b. **Repairs:** Minor repairs, such as replacing sprinkler heads and adjusting coverage, shall be performed as needed. Major repairs shall be reported to the HOA for approval.
- c. **Season Adjustments:** Irrigation schedules shall be adjusted seasonally to optimize water usage.
- d. **Pressurized Irrigation System:** If the HOA relies on private pressurized irrigation, the contractor shall notify the HOA of any pressure loss or lack of water. Contractor to reset the pump when applicable.

5. SEASONAL CLEAN-UP

- a. **Spring Clean-Up:** Includes removal of winter debris, trimming back of perennials, and preparation of beds for new plantings.

- b. **Fall Clean-Up:** Includes leaf removal, cutting back perennials, and winterizing the irrigation system.
- c. **Winter Clean-Up:** Snow and Ice removal services for common area sidewalks, walkways and community mailboxes.

6. SEASONAL PLANTING

- a. **Spring & Fall:** Report of any deceased or removed trees and plants, include a proposal for replacement or removal.
 - i. **Tree Removal:** Flush cutting deceased trees as they are observed during maintenance is preferred.
 - ii. **Plant Removal:** Removal of deceased plants as they are observed during maintenance is preferred.

7. ADDITIONAL SERVICES

- a. **Garbage Can Trash Removal:** Regular trash removal from playground garbage cans, includes liner replacement.

ACCOUNTABILITY AND EXPECTATIONS

1. Performance Standards and Quality Assurance

1.1 The Landscaper agrees to perform all landscaping and maintenance tasks outlined in the Agreement to the highest industry standards and in compliance with local regulations and guidelines.

1.2 The Landscaper shall consistently deliver services that meet or exceed the expectations and requirements set forth in the Agreement. This includes maintaining the aesthetics, health, and functionality of all landscaping elements within the HOA premises.

2. Regular Maintenance and Timeliness

2.1 The Landscaper shall adhere to a regular maintenance schedule as defined in the Agreement. The schedule shall encompass tasks such as mowing, trimming, pruning, irrigation system upkeep, fertilization, and pest control (if applicable).

2.2 The Landscaper shall complete all maintenance tasks within the agreed-upon timeframes. In cases of inclement weather or other unforeseen circumstances that might impede the completion of tasks, the Landscaper shall promptly communicate with the HOA and propose alternative schedules.

3. Communication and Reporting

3.1 The Landscaper shall maintain open and transparent communication with the HOA's designated representative regarding all aspects of landscaping maintenance. This includes providing updates on completed tasks, ongoing projects, and any issues that may arise.

3.2 The Landscaper shall promptly report any potential problems, such as plant diseases, irrigation system malfunctions, or other issues that could affect the health and appearance of the landscaping.

4. Issue Resolution

4.1 In the event of any landscaping-related issues or concerns raised by the HOA or its residents, the Landscaper shall respond promptly and take appropriate actions to address and rectify the issues.

4.2 The Landscaper shall develop and implement effective solutions for recurring problems, demonstrating a proactive approach to preventing future issues.

4.3 The Landscaper agrees that in the event of property damage, including loss of plant material, due to flooding, underwatering, or overwatering resulting from sprinkler adjustments or lack thereof, the rectification will be conducted at no expense to the HOA. The HOA recognizes that certain situations causing property damage or loss of plant material might be beyond the Landscapers control and will consider all factors if such circumstances arise.

5. Inspections and Performance Reviews

5.1 The HOA reserves the right to conduct periodic inspections of the landscaped areas to ensure that the Landscaper is fulfilling their obligations in accordance with the Agreement.

5.2 Performance reviews shall be conducted on a regular basis to assess the Landscaper's compliance with the terms of the Agreement, the quality of services provided, and the overall satisfaction of the HOA and its residents.