

## 1. **TURF MAINTENANCE (Included A – D)**

### A. **MOWING**

All turf areas will be mowed weekly from April 1<sup>st</sup> to October 31<sup>st</sup> and bi-weekly from November 1<sup>st</sup> to March 30<sup>th</sup>. Grass will be mowed at the height of 4 inches or higher during the peak growing season and no lower than a height of 3 inches during dormant months. The height adjustments during growing and non-growing seasons are critical to the long term life of all turf areas. \*\*Please note – there is no service to property the week of Thanksgiving or the week between Christmas and New Year.

### B. **LINE TRIMMING**

All turf areas and adjacent bed lines will be kept line trimmed each time of service to give complete neat and clean appearance.

### C. **EDGING**

All street edges, sidewalks, walkways, flowerbeds, bush and tree rings will be edged each time of service in accordance with neat and clean appearance.

### D. **POWER BLOWING**

Entire property will be completely blown off to give site clean look each time of service. This includes all leaves and pine needles which may require vacuuming and/or raking, all trimmings and clippings weekly as well.

## 2. **TREE AND SHRUB MAINTENANCE (Included A – D)**

### A. **SHRUB AND HEDGE TRIMMING**

All shrubs and hedges will be trimmed weekly and/or bi-weekly as determined by COMPANY and depending on type of plant material. The main goal of the COMPANY is to keep all shrubs manicured at all times, but certain plants will be trimmed less to allow flowering shrubs to bloom during flowering season. All trimming schedules will be set with property manager. (NO HEIGHT LIMIT)

### B. **PALM TRIMMING (Included all palms NO SIZE LIMIT)**

All palm trees will be trimmed at least **twice** per year on all palm trees 10 to 30 feet tall, and as determined by COMPANY bi-weekly or monthly on all small ornamental palms. Trees over 30 feet tall are excluded (most Washingtonians are over 30 feet tall). During our major trim we will remove loose fronds from palms. All debris will be hauled from site by COMPANY. (Note: All palms grow differently and if palms need service more, it will be done by COMPANY in its discretion.

### C. **TREE TRIMMING**

All trees will be kept a minimum of 12-15 feet for ground clearance and up to 5 feet from buildings and windows. All trees will be trimmed away from roofs, balconies, windows, etc. (NO HEIGHT LIMIT.) Any **De-mossing** of trees is not included and will be an extra charge if wanted. Moss can hurt the long term life of most trees.

### D. **LEAF REMOVAL**

Property will be policed regularly for leaves and will be raked and removed regularly. During the fall extra attention will be placed on removing leaves.

**3. WEED CONTROL (Included A & B)**

**A. PLANTER BEDS**

All planter beds will be maintained **ON AN ON GOING BASIS** with a mixture of chemicals and hand pulling to keep shrub and flower beds as weed free as possible.

**B. TURF WEEDS**

All turf areas will be treated **4 - 6** times per year with a mixture of liquid herbicides and/or granular weed and feed that is most conducive for turf at the particular season. Pre-emergent weed control will be applied during MARCH and SEPTEMBER which will control the growth of dollar weeds, crabgrass, sage, etc. which are common problems.

**4. PEST CONTROL (Included A - C)**

**A. TURF INSECT AND DISEASE CONTROL**

All turf areas will be treated **4 - 6** times per year with a mixture of liquid pesticides and/or granular insecticide.

**B. SHRUBS AND HEDGES INSECT CONTROL**

All shrubs and hedges will be treated in accordance with turf applications using liquid and granular applications to handle most common problems such as caterpillars on the oleanders and scale on viburnum and hibiscus. Insect control to be applied **4 - 6** times per year as determined by COMPANY.

**C. TREE AND PALM INSECT CONTROL**

All trees and palms to be treated as determined by COMPANY on an as needed basis.

**5. FERTILIZATION (Included A – C)**

**A. TURF FERTILIZATION**

All turf areas will be fertilized **4 - 6** times per year with a balance of liquid and granular fertilizers to stimulate turf and keep lush tropical look year round. Two of the applications will be granular weed and feed and will be done during fall and winter months to strengthen turf and also control weeds.

**B. SHRUB AND HEDGE FERTILIZATION**

All shrubs and hedges will be fertilized **4 - 6** times per year. Mixture of liquid and granular application every other month.

**C. TREE AND PALM FERTILIZATION**

All trees and palms will be handled as determined by COMPANY on an as needed basis (note: most palms will have to be treated once per year for magnesium which will handle common problem of frizzle top). Minimum 3 times per year.

**6. MULCHING (Not Included)**

If “included”, entire property will be mulched 1 time per year in the fall typically before Thanksgiving. All beds will be cleaned thoroughly of weeds, leaves and excess mulch before new mulch is installed. Mulch and or pine straw can be installed upon request with written proposal.

**7. IRRIGATION (Included)**

If “included”, entire system will be checked **Monthly** by COMPANY to ensure proper coverage and damages. Any damage determined by COMPANY to be caused by COMPANY will be repaired at the expense of the COMPANY. Any repairs caused by CLIENT or anyone other than COMPANY will be charged to CLIENT (Parts and Labor). Cost for repairs will be billed at \$50.00 per hour per man + parts.

**8. ANNUALS (Included)**

If “included”, manager or homeowner will choose from available flowers depending on time of year. If “not included” in the initial contract with COMPANY, a written estimate will be provided to CLIENT and the price will be given at time of estimate. Prices vary depending on type of flower chosen. All prices include installation fees. **(4 times per year.**

**9. MISCELLANEOUS (Included A – B)**

**A. LANDSCAPING DAMAGED**

Any plant material or turf damaged by the COMPANY due to the negligence of COMPANY will be replaced within proper warranty period (90 days) without charge. COMPANY is not responsible for plants (etc.) that are over watered, under watered or show any damage from weather conditions, an act of God, or physical harm.

**B. TRASH CLEANUP**

All trimmings from bushes, trees, etc. will be discarded in a proper receptacle, or hauled away by the COMPANY at the time service is performed, unless otherwise notified by individual or property manager. All trash will be picked up weekly before mowing.