



Lot Landscape Maintenance Information

Weekly maintenance *During the growing season (March 15th-October)*

- Turf areas will be mowed weekly
- Hardline (concrete) edging and bedline (pinestraw) edging will be performed on alternating weeks. (Hardline one week, bed lines the following week)
- The blowing of leaves, clippings, and debris will be performed at the completion of each mowing visit on all courts, sidewalks, driveways, and curbs.
- Trash and other debris will be picked up and disposed of properly
- Bed weeds will be hand-weeded or chemically treated
- Ant mounds will be treated as needed
- Trimming of shrubbery will be done on an as-needed schedule to ensure an attractive and healthy appearance

New Construction vs. Sod

In a developing community, sod is placed over lightly graded ground and purchased in bulk. When your yard is graded to install new sod, the nutrients content in the soil are lost. This takes time to build back after new sod is laid. Also note, that there were weeds covering the area that is now your yard prior to construction. The weeds will continue to grow until the sod takes firm root and can block them from popping up. In new construction, earth all around is being disturbed and the seeds that form the weeds are being spread throughout the area. Over time, this gets better as the sod matures, but it takes at least 2 growing seasons for sod to mature and take root. It is normal to see an excess of weeds, bald spots, and what looks like the mower “scalping” the lot. Time plays a crucial role in the care of sod and the MTScapes team must be careful in their timing as they address weeds in new lawns. The landscaper is not being negligent of the weeds but rather attentive to the turf. The sod must be well established before herbicide can be applied or the landscapers’ risk irreversible damage to the turf that would take a few growing seasons to come back or need to be replaced all together. The turf care program takes that into consideration as much as possible, and the landscaper’s technicians performing the service are well trained to know when it is acceptable to treat weeds without causing unnecessary damage to the turf. Please be patient as weeds is only a temporary issue to a long-term healthy lawn.

Weekly Maintenance *During the non-growing season (November- March)*

The vendor will perform leaf clean up and ensure the property is clean of any debris after each visit. Turf areas will not be mowed every week since the turf enters its dormant state and does not grow. At this time, the vendor will perform any necessary winter cut backs on plant material.

Pine straw Refreshment

Pine straw is typically applied twice per year. One application is typically completed as the Spring application (between February and April) and one application is typically completed as the Fall application around (September and November), ideally after the leaves fall.

Homeowner's Responsibility regarding Lot maintenance

By an Owner: Shrub fertilization, monitoring plants, shrubs and lawns for insecticide and disease, watering all landscaped areas and keeping lawn and garden areas generally alive and attractive. All lawn and landscape maintenance shall be performed in a manner consistent with the Community-Wide Standard.

If a fence is installed on the property (*must have written approval*), the Landscaper has access easement rights. Fences must remain unlocked on the day of service or the yard will not be maintained. Pets cannot be loose in the yard on the day of service. All personal items, including recreational items, hoses and if applicable, pet waste should be picked up/moved prior to service. Homeowners need to make sure their gates are closed after service before letting animals outside. MtScapes will try their best to close them, but mistakes can happen. The Association shall continue to maintain the area enclosed by said fence.

If there is a fence, homeowner should put a 12-24 inch border or buffer of pine straw or mulch to prevent damage to fence. Mowers and weed eaters can get close, but crew will do their best not to cause damage to fence. MtScapes is not liable for possible nicks and dings to fences with no border or buffer.

Landscaping vs Weather Conditions

If it has rained, forecasted to rain or the ground is saturated, routine landscape maintenance can be delayed 1-3 days, weather permitting.

Landscaping vs Winter

During winter months, landscape maintenance will be conducted on an as needed basis.

Landscaping crew vs Homeowner

Owners should report landscaping issues or concerns to management directly which are then forwarded to the landscaper. Picture (s) and your Address must be included. Homeowners should not express concerns or needs to the crew members.

Landscaping and Covenants

See your Community Declarations of Covenants and Bylaws for HOA and Homeowners landscaping responsibilities; www.fieldstonerp.com/resident-login.

Landscape Maintenance Contract Details:

I. Lawn Maintenance

1. Turf areas will be mowed weekly by Contractor during the growing season (March 15th through October) for warm season turf grasses and as needed during the remainder of the year (minimum of 32 cuts total). Turf areas will be mowed weekly by Contractor during the growing season (March through November) for cool season turf grasses and as needed during the remainder of the year (minimum of 35 cuts total). Warm season turf grasses to be scalped in March and cool season to be mowed lower in September for aeration and overseed preparation.
2. Contractor will ensure property maintains a neat appearance as determined by the agent of the Customer. All curbs, court areas, sidewalks, and beds will be edged by Contractor at least twice per month or additionally if needed.
3. The blowing of leaves, clippings, and debris will be performed at the completion of each visit on all courts, sidewalks, driveways, and curbs by Contractor. All asphalt surfaces are to be kept free of debris created by mowers, edgers, and weed eaters. Contractor will take care to ensure that blowing does not cause damage to any beds and that debris is blown into a suitable area or removed from the site.
4. Control of ants and ant mounds is required under terms of this contract. When ant mounds are noted, Contractor shall immediately treat ant mounds with a chemical for elimination.
5. Control of all weeds is required under terms of this contract. All landscaped areas, shrub beds, tree bases, and open mulched or pine strawed areas will be hand weeded and/or chemically treated by Contractor as necessary to maintain a weed-free condition. All weeds over 4" must be hand pulled.

II. Shrubbery, Ground Cover, and Ornamental Trees

1. Pruning of all plant material by Contractor is required under the terms of the landscaping contract. All plant material will receive light pruning as needed during the growing season to maintain an attractive and healthy appearance. Heavy pruning and/or rejuvenation work will be completed by Contractor when plants are not in their active growing season to keep a neat appearance.
2. Control of insects is required under the terms of this contract. Insects will be controlled by Contractor with approved insecticides in growing season and when infestation is detected.
3. Control of all weeds is required under terms of this contract. All landscaped areas, shrub beds, tree bases, and open mulched or pine straw areas will be hand weeded and/or chemically treated by Contractor as necessary to maintain a weed-free condition. All weeds over 4" must be hand pulled.

**** Bagging or removing clippings from lot is not part of the landscaping contract.**

****Natural areas; if left by Developer is not part of HOA responsibility.**

Lawn Care (Chemical Treatment) Program:

Round 1

Pre-Emergent weed control with spot treating for any grassy or broadleaf weeds.

Round 2

Granular Slow-Release Fertilizer to feed the turf as it is coming out of dormancy. Spot treat for grassy and broadleaf weeds

Round 3

Liquid Fertilizer (fast and slow release) to feed the turf. Also, a pre and post emergent weed control to keep weeds out for the remainder of the season

Round 4

Granular Fertilizer(fast and slow release) to feed the turf for the rest of the season. Spot treat for any weeds.

Round 5

Pre and Post Emergent to stop winter weeds

Round 6

Pre-Emergent weed control and spot treat for any weeds

* Landscaper may combine rounds 4&5 and use a liquid fertilizer to feed the turf and still be able to get the pre emergent down on time

*All applications should be watered in but they would be fine to water in the following morning. 10 minutes to wash the application off of the leaf blade and into the soil will be adequate.

*Pets should stay off the turf for 2 hours until the application dries. Homeowners will know when their yard has been treated by a small yard sign left by MTS in their front yard.

Frequency Average by Month

Service Functions	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Total
Mowing	1	1	3	4	4	5	4	4	5	2	3	1	37
Edging (Curb)	1	2	3	2	2	3	2	2	3	2	2	2	26
Edging (Bed)	1	1	2	2	2	2	2	2	2	1	2	1	20
Blowing	4	4	5	4	4	5	4	4	5	4	5	4	52
Weed Control Beds	1	1	2	4	5	4	5	5	4	3	1	1	36
Pruning				1	1	1	1	1	1				6
Pruning (Corrective)	1	1									1	1	4
Trashing / Leaf Rem.	4	4	5	4	4	5	4	4	5	4	5	4	52
Pine Straw	1						1						2
Turf / Application		1		1		1		1		1		1	5
Woody Plant Prog.			1		1								2
Fire Ant Control				4	5	4	4	4	4				25
Irrigation Monitor	4	4	5	4	4	5	4	4	5	4	5	4	52

Weather permitting; Landscaper will adjust schedule/service function as appropriate

