



Townhomes at Traditions East Neighborhood Association
Lot Landscape Maintenance Information

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

- Turf areas will be mowed weekly
- Hardline (concrete) edging and bedline (pine straw) 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

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 completed in the spring (between April and May) and one application is completed in the fall around the middle of November, typically after the leaves fall.

Homeowner Responsibilities

Each owner is responsible for watering the sod and shrubs on their property. If a fence is installed on the property, it 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. Homeowners are responsible for picking up water hoses and animal waste from yards. Yards with excessive animal waste and/or items left laying out will be skipped. Tree straps should remain for two years. Owners are responsible to water tree "gator" bags, if applicable. Any additional treatments or services shall be at owners expense. The first growing season sod cannot be aggressively treated by chemicals. Owners should allow up to 2 growing seasons for turf establishment. Owners should report landscaping issues to the Landscaper directly.

Landscaper Contact Information

Mainscapes
Dan Redovian
dan@mainscapesllc.com

HOA Contact Information

Fieldstone Association Management
Jason Hixon
jasonhixon@fieldstonerp.com

Lawn Care (Chemical Treatment) Program

Round 1 (Jan-Feb)

Apply a pre-emergent herbicide for control of annual broadleaf and grassy weeds. Also apply a high potassium fertilizer for root development. Spot treat as necessary with post-emergent herbicide for existing weeds.

Round 2 (March-April)

Apply a second application of pre-emergent and post-emergent herbicide for control of annual broadleaf / grassy weeds, along with a high nitrogen, controlled release liquid fertilizer to promote spring green up.

Round 3 (May-July)

Apply a high nitrogen controlled release fertilizer with micronutrients and iron to promote and stimulate chlorophyll production for better color and vigor. Spot treat any existing broadleaf and grassy weeds.

Round 4 (Sept-Oct)

Apply application of post and pre-emergent weed control for winter annual weeds such as poanna, henbit and chickweed, which commonly invade dormant turf.

Round 5 (Nov-Dec)

Apply a high nitrogen, controlled release granular fertilizer to hold peak color over an extended time. Spot treat as necessary with post-emergent herbicide for any broadleaf and grassy weeds.

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	4	4	4	4	2	2	1	34
Edging (Curb)	1	2	3	2	2	3	2	2	3	2	2	2	26
Edging (Bed)	1	2	3	2	3	2	3	2	3	2	2	1	26
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
Light 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	5
Woody Plant Prog.			1		1								2
Fire Ant Control				4	5	4	4	4	4				25

** weather permitting; Landscaper will adjust schedule/service function as appropriate*

