

Stoneybrook Village Common Area Landscape Services-2013

Common Property

- **Phase I**
 - Lot 46—Clubhouse and Pool Area
 - Tract A—area to the East of Stoneybrook Street and grass behind lots 23-26.
 - Tract B—Area surrounding Pond including rocks to West of pond
 - Pond Right of Way—bedding plant area immediately West of Pond above rocks behind lots 15-19. Not lots 20-22.
 - Tract C—Walking path area between Hollyhock and Country Club.
 - Tract D—Walking path area between Hollyhock and Lot 46 (pool/clubhouse)
 - Common property along Country club Drive, both sides of sidewalk.
 - Common property along 49th Street, both sides of sidewalk
- **Phase II**
 - Tract E—Lawn area behind Lot 50
 - Tract F—Detention Swale behind Lots 51 and 52
- **Phase III**
 - Tract A—Area along 49th street to West of white vinyl fence
 - Tract B—walking path between 49th Street and Hollyhock
 - Tract C—Dead end path opposite Peony street on the South border of Stoneybrook
 - Tract D—Community garden plot on curve of Birdsong
 - Tract E—North end of walking path between Birdsong and Hollyhock
 - Tract F—Area outside white vinyl fence on S. East side of property bordering 45th street behind lots 48,49,64,65,66.
 - Tract G—Area outside white vinyl fence on N. East side of property bordering 45th behind lots 52-57.
 - Tract H—walking path between Hollyhock and 45th between lots 54 and 55.
 - Tract I—Private driveway in Orchid Circle
 - Tract J—Triangle planting in Orchid Circle
 - Tract K—Grass area on North side behind lots 60-63. Access is through Phase 2, Tract F.
 - Tract L—South End of walking path between Birdsong and Hollyhock
 - Tract M-- Area outside white vinyl fence on S. East side of property bordering 45th street behind lot 67.
- **Park Strip areas between sidewalks and streets**
 - All Park Strips inside and outside Stoneybrook development. This includes the Park Strip along 45th street, park strip along Country Club Drive, Park Strips along 49th Street.
 - Both sides of main entrance along Stoneybrook Street. All Park Strips in front of Single Family residences and in front of the Poolhouse and Clubhouse
- **Excluded Park Strip areas**
 - Park Strip in front of undeveloped RS-12 lot along Birdsong
 - Park Strip in front of the Assisted Living Facility
 - Park Strip in front of the Lodge and the cottages bordering the Lodge

Common Property Services Required

- **General Information**

- The Landscape Contractor shall furnish all necessary labor, equipment, materials, supervision, and professional skills as required to maintain properly the landscaped areas of the property in an attractive, vigorous, and health condition throughout the term of the contract.
- It is the intent of the Association that these Specifications serve as the overall performance standards to be followed by the Landscape Contractor. However accomplished, it is the responsibility of the Landscape Contractor to ensure that these specifications are followed, that the Landscape Contractor familiarize themselves and their staff with these specifications and ensure that they are being followed.
- Monthly Report—By the 10th of each month, provide a monthly report documenting services provide in the prior month. Identify any issues encountered and seasonal services performed.

- **Supervision**

- Landscape Contractor will perform periodic inspections separate from those of the crew chief to ensure that mowing, weeding, irrigation, spray patterns, pruning and fertilizing is occurring on a regular basis as outlined in the specifications.
- Landscape provider representative is to conduct property inspections once per month with SVOA representative to ensure that problems have been addressed and to propose landscape solutions for problems outside the scope of the contract.
- On site working foreman or lead landscaper required when crews are on site. Supervisor will police the area once a week for litter, debris, problems with sprinkler systems, problems with spray patterns, over or under watering, damaged or diseased shrubs and trees, uneven cutting patterns, weed control, pruning issues or other problems that require attention and service per the contract. Problems within the scope of contract will be corrected within the next service period, including weeding, pruning, irrigation issues and mowing damage. Supervisor will also ensure that mitigation efforts are taken to limit oil and gasoline spills and clean up any damage caused.

Common Area Landscape Requirements

- **Mowing--**

- Frequency—weekly during growing season. As needed during dormant season.
- Mowing height—2 ½ - 3“.
- Clippings to be bagged and removed from site. Blow leaves and lawn clippings away from doors and sidewalks.
- Phase 3, Tract K –Mow 2 times a month to height between 3 and 4 inches.
- Mower type
 - Power push mower required on Park Strips in front yards of Single Family homes, Single Family front yards, and side corner yards of Single Family homes.
 - Deck mowers can be used in Common Areas and Park Strips outside the white vinyl fence and around poolhouse, clubhouse and pond area. Deck mowers can also be used in Phase I Tract A; Phase II Tract E; Phase III Tract K, L and E.

- **Edging**

- Hard edging adjacent to sidewalks—every other time mowing occurs in Common areas
- Soft edging adjacent to shrub beds—every other time mowing occurs on lawns in Common areas
- Soft Edging around ground cover beds –Maintain at least a 6” clearance adjacent to sidewalk.

- Weeding
 - Lawns—Treat with broadleaf weed control once each spring and spot spray throughout the growing season. Treat with moss control once in the spring. Treat for Crane fly twice annually.
 - Shrub beds
 - Pre-emergent—Apply early in spring to all shrub beds and around trees
 - Post-emergent—Apply weed control two times a month during growing season. Hand weed to maintain neat appearance as necessary before seed heads emerge.
 - Pond
 - Hand weed the Common area surrounding Pond, Phase I, Tract B, including rock retaining wall on West Side of Pond every other month between March and September.
 - Hand weed ground cover beds surrounding the Pond 4 times through the growing season.
 - Apply no fertilizer to shrub beds, lawn or ground cover beds adjacent to Pond
 - Pond Right of Way—Phase I, Lots 15-19.
 - Maintain shrub beds (not lawns) from edge of lawns to Pond rocks. Include periodic weeding, pruning and fertilization. Do not include lots 20-22 in this service.
 - Ground Cover Beds—
 - Hand weed St. Johnswort along 49th Street and Country Club Drive as needed March thru September to prevent seed heads from forming.
 - Hand weed the Triangle bed, Phase 3, Tract J, as needed through the growing season to prevent seed heads from forming.
 - Bioswale—Phase 2, Tract F Hand weed **or** use appropriate tool once a month during growing season to prevent weeds and invasive species, such as blackberries, from taking over. Dispose of clippings properly and remove trash which may have accumulated. Apply no fertilizer in this area.
 - Phase 3, Tract K—Broadleaf weed control—Apply three applications of granular slow release Broadleaf weed control during growing season.
- Leaf Removal
 - Remove leaves once a week during the Fall season.
- Fertilizing
 - Lawns—Apply low phosphorous slow release type fertilizer 4 times during growing season to all Common area lawns except for Pond area. Apply moss control in Spring by drop spreader application only, no broadcast application. Lawn fertilizer may be combined with Broadleaf weed control.
 - Shrub Beds—Once in spring.
- Thatch, Reseed and Aerate all Common area lawns once each fall.
- Irrigation
 - Monitor all turf areas during the growing season to ensure no Common areas are underwatered or overwatered. Report problems with Irrigation timers within 24 hours to Management Company.
 - Monitor common areas in Phase I with above ground drip irrigation systems to ensure areas are being watered on a regular basis. Report problems to Management Company. This includes Tracts A-D Phase I.
 - Startup and test sprinkler systems and drip irrigation systems in spring.
 - Shutdown and drain systems in Fall.

- Conduct Back Flow Testing once a year as required by City, State or County code.
 - Adjust spray patterns as needed to cover landscape beds and lawn areas without overspraying sidewalks or streets.
 - Maintain healthy lawns and planting beds without causing excessive soaking or wasteful water use. Provide Management company with a schedule showing frequencies and lengths of watering times. Adjust as necessary throughout growing season to ensure no Common Areas are being overwatered or underwatered.
 - Trim around sprinkler heads—minimum 1 x year and as needed throughout the growing season to maintain proper coverage.
 - Repair sprinkler heads and sprayers from top to threaded connections. Report damage to sprinkler system below threaded pipe within 24 hours to Management Company. Respond to notice of broken sprinkler heads within 24 hours of receipt of notice.
 - Damage to sprinkler heads or drip irrigation caused by Contractor will be repaired at Contractors expense.
- Pruning Shrubs—Maintain shape and growth patterns, provide privacy. Do not allow to encroach on walkways.
 - Outside perimeter fence—Allow to grow to 6ft. for privacy along 49th and 45th, and Country Club.
 - Inside perimeter fence—Prune to maintain shape, health and appearance of shrubs. Prune flowering shrubs after flowering season.
 - Prune all Shrubs and hedges next to Clubhouse and Poolhouse on a 6 week cycle beginning May 1 through November 1 each season.
 - Prune around street signs and informational signs to maintain clear visibility.
 - Provide 12 month pruning schedule to the Management Company.
- Pruning Trees
 - Prune trees along Park Strips in all areas of Stoneybrook to comply with City of Corvallis Code requirements: 12' street side, 8' sidewalk side.
 - Prune around street signs and informational signs to maintain clear visibility.
 - Establish 3 year rotating cycle to prune 1/3rd of Common area trees any given year. Maintain a record of the schedule. Prune to a reach of 15 feet in height to prevent touching adjacent homes, rooflines or fences.
 - Prune trees along 45th and 49th Streets so they do not hang over fences into Single Family back yards. Allow trees along Country Club to grow fuller to achieve maximum privacy for homes bordering Country Club.
- Tree Replacement
 - Provide tree audit to the Management Company once in the spring.
 - Identify dead or dying trees, tree replacement species and cost estimate for replacement. . Identify each dead or dying tree on the SVOA map. Trees will be put on a replacement schedule by the Board based on available funding.
 - Identify trees and shrubs that should be removed because they are proving to be the wrong selection for that particular location.
 - Evaluate soil, irrigation, and other conditions surrounding each tree and recommend any changes to maintenance to prevent replacement trees from dying.