

## Single Family (SF) Landscape Services - 2013

### Single Family Property

- **Phase I**
  - Lots 1-45
  - Back yard shrub beds behind lots 15 thru 19 along pond
- **Phase II**
  - Lots 50-52
- **Phase III**
  - Lots 29-32 renumbered as 1, 2, 3, along Peony Street and Birdsong
  - Lots 1-87
- **Irrigation Gang Timers are located at**
  - 1 timer located between 4946 & 4950 Hollyhock
  - 1 timer located between 4937 & 4941 Hollyhock
  - 1 timer located between 5020 & 5028 Hollyhock
  - 1 timer located between 4698 & 4702 Birdsong
  - 1 timer located between 4631 & 4657 Orchid Cir

### Single Family Landscape Requirements

- **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 healthy 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.
  - The 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 specification.
- **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.
  - Once a month, representatives from the Landscape Contractor will conduct a walk-through with representatives of the Association management company and landscape committee members to note areas of concern or areas requiring attention.
  - 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.

- Mowing

- Frequency—weekly during growing season. As needed during dormant season.
- Mowing height—2 to 2 ½". Clippings to be bagged and removed from site.
- Vary mowing pattern to avoid creating ruts
- Mower type
  - Power push mower required on park strips in front of Single Family homes, Single Family front yards, and corner lot street side yard landscaping of Single Family homes.
- Remove grass clippings, trash and debris after each mowing.
- Blow debris away from doors, garages and sidewalks. Note: Do not blow into covered entrances to front door).
- Blades on turf cutting equipment shall be maintained in a sharp condition to minimize damage and trauma caused by cutting.
- Care shall be exercised during the mowing operation to prevent damage to trees, electrical boxes, fixtures, sprinkles, buildings and signs.

- Edging

- Hard edging adjacent to sidewalks—every other time mowing occurs.
- Soft edging adjacent to shrub beds—every other time mowing occurs.

- 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.

- Leaf Removal

- Remove leaves once a week during the Fall season.

- Fertilizing

- The frequency of fertilizer application will be such that healthy vigorous conditions are maintained and the appearance is lush green turf with healthy and vigorously growing shrubs, trees, and ground cover.
- Lawns—Apply low phosphorous slow release type fertilizer evenly 4 times during growing season to Single Family lawns.
  - Fertilize using drop spreader application only, no broadcast application. Lawn fertilizer may be combined with broadleaf weed control.
- Shrub Beds—Once during growing season.

- Thatch and Reseed

- Thatch, aerate and reseed all Single Family lawns once annually in the fall.

- Irrigation

- The Landscape Contractor shall make weekly checks after each mowing of the irrigation system and controllers to insure they are operational and are free of leaks, blockages, malfunctioning heads and other deficiencies which inhibit the efficient irrigation of landscape areas.
- Activate and test irrigation systems in spring. Contractor to provide activation schedule to management company for scheduling with homeowners.
- Adjust spray patterns for optimum 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.
- Conduct backflow test annually
- Trim donut holes around sprinkler heads in spring and as necessary throughout season to maintain effective spray patterns.
- Maintain irrigation gang timers without over watering lawns. Adjust with seasonal differences.
- Repair minor sprinkler head malfunctions and all damage caused by mower and edging activity. Record all sprinkler head repairs by address and type of repair.
- Drain irrigation systems in late fall.
- Monitor all turf areas during the growing season to ensure no areas connected to Single Family Gang Timers are underwatered or overwatered.

- Pruning Shrubs, Hedges and Planting Beds

- Prune all Shrubs and hedges in SF lots on a 6 week cycle beginning May 1 through November 1 each season.
- Prune at least six inches from sidewalks at base and away from sidewalks at top.
- Prune a minimum of twelve inches away from buildings, walls and fences.
- Prune undergrowth and side growth as needed to maintain appearance and health of shrubs
- Clean up and remove trash and debris
- Establish a published pruning schedule so owners know when to expect service.
- Prune around street signs and informational signs to maintain clear visibility.
- Do not prune azaleas, rhododendrons, roses, topiaries or hydrangeas. These remain the responsibility of the Single Family Homeowner.
- Natural shapes will dictate pruning patterns.
- Pruning shall promote structural strength and accentuate the plant's natural forms and features within limitation of space.

- Pruning Trees

- Prune lower branches of trees along Park Strips to comply with City of Corvallis Code requirements: 12' street side, 8' sidewalk side.
- Prune SF trees of less than 15 feet height at least once annually to maintain shape and ornamental characteristic of tree.
- Establish a published pruning schedule so owners know when to expect service
- Maintain a minimum 12" clearance along buildings, gutters, roof lines and fences.
- Notify Management Company when SF trees have exceeded the pruning height requirements.
- Prune around street signs and informational signs to maintain clear visibility.

- Communication with SVOA

The Landscape Contractor shall inform the SVOA in writing (email is fine) of the following conditions:

- Damage to irrigation, plantings, and other SVOA landscaping caused either by the Contractor or found damaged.
- Contractor restoration at its own expense of any lawn area, ground cover, perennial or annual plants, trees, shrubs or other plant materials requiring restoration or replacement caused by contractor. In summary, if Contractor damages landscaping, the Association requires the Contractor to repair/replace at its own expense and so inform the SVOA.
- Landscaping that is dead or dying with recommendations for replacement or other remedial action.
- Contractor damage to sprinklers while mowing/edging. Such contractor-caused damage shall be the responsibility of Contractor to repair/replace at its expense.

- Services Not provided to Single Family properties

- Exterminization services for pests, rodents and insects
- Specialized chemical applications such as oils, herbicides and fungicides to shrubs and planting beds
- Treatment of invasive species in lawns such as velvet grass.
- Deadheading or pruning of azaleas, rhododendrons, roses, topiaries or hydrangeas
- Maintaining annual or perennial flower planting beds
- Tree or shrub removal or replacement
- Tree or shrub thinning, shaping or root pruning
- Replacement or repair of irrigation timers, main lines, controllers, wires, valves, drip systems other than sprinkler heads.
- Repair or damage due to vandalism, weather or age.
- Treatment for infestations caused by caterpillars and aphids.
- Cleaning, repair or maintenance of Retaining Walls.

- Service Exemption

- Individual owners may exempt their properties from all landscape services other than lawn care service.
- It is not possible to opt out of mowing, edging or other lawn fertilization or treatment services.
- Owners are required to complete a Landscape Request form and submit to the Management Company. Upon approval, a marker will be placed in the front yard indicating the owner is responsible for their own planting bed care, shrub and tree pruning.