

ADDENDUM B: DESCRIPTION OF SERVICES

Client: Lakeland Village
Client Contact:
Phone #:

Administration

Work Items: Contract administrator and HOA to keep list of agreed-to work items and review on a regular basis.

Turf/Weed Control

1. Weekly Mow Turf, Trim, Blow: Weekly maintenance of all common area turf. Removal of trash/debris that has blown into common area in between services. Maintain a 1.5 ft uncut "buffer" area around all ponds.
2. Edging: One "hard edging" to redefine common area beds.
3. Trim Fescue and Buffer Areas around All Ponds: Trim three times per year. Remove cut material from ponds where possible. Pond 5 and 6 will have natural buffer areas. All others will have a 1 ½ foot buffer.
4. Pond Buffer and Retention Areas Broadleaf Weed Control: Retention areas and buffer areas around ponds are to be kept free of weeds and volunteers. Cattails and water iris are to remain in the pond buffer and retention areas but are to be eliminated from all other areas. Control weeds around planted area at Ulmer entry (Sleepy Hollow retention area). Remove thistles around retention areas. See Addendum C map Item 4.
5. Weed Control in Non-Turf/Non-Fescue Areas: Apply pre-emergent to common area planter beds, the Heceta Head rock stream, the north side of pond 7, and the eastern edge of the Cape Arago drainage swale between the cattails and the sidewalk. Weekly spraying for weeds in common area beds, the Heceta Head dry rock stream, tree rings, the north side of pond 7, and the eastern edge of the Cape Arago drainage swale. See Addendum C map Item 5.
6. Control Weeds Waterway Court Fence: Control Weeds north of Waterway Ct Fence.
7. Weed Eat South end of Pond 3: String trim weeds and volunteer trees around the cottonwood cluster at the south end of pond 3.
8. Turf Pre-emergent, Fertilization, and Weed Control: Apply pre-emergent weed control to turf areas, fertilize and apply post emergent weed control to turf areas. Backpack spraying to control weeds in turf areas.
9. Fescue Pre-emergent, Fertilization, and Weed Control: Apply pre-emergent weed control to Pond 5 and 6 fescue areas, fertilize and apply post emergent weed control to fescue areas. *Fertilization of the fast growing fescue areas around pond 5 (the "L" shaped area) to be kept to a minimum as needed.
10. Fescue Weed Control: Pond 5 & 6 fescue areas are to be kept weed free and have a uniform appearance. Broadleaf weeds are to be sprayed. Control atypical grasses.
11. Seasonal Weed Control along Ulmer Lane: Apply seasonal weed control along the Ulmer Lane access road.
12. Bill Bug Application: Pre-emergent Bill Bug application.
13. Monitor and Adjust Sprinkler Coverage. Adjust sprinklers to eliminate dry spots and correct wet spots.

Trees and Shrubs

14. Tree Pruning: Tree suckers and branches 8 foot and below over hanging walkways are to be removed regularly from all common area trees. The walkways most likely to have problems are the north side of Heceta Head and the path around Pond 5.

15. Fall Rejuvenation Shrub Pruning: Fall rejuvenation pruning of select shrubs to be coordinated with HOA representatives.

16. Tree and Shrub Fertilization: Fertilization of trees and shrubs.

17. Tree and Shrub Dormant Oil: Dormant oil to be applied to prevent over wintering insects.

18. Tree and Shrub Insect Control: Tree and shrub insect control to be applied to trees and shrubs.

19. Trunk Drench for Borers: Trunk drench to control boring insects on willows, poplars, and pines.

20. Tree Systemic Application: Application to prevent Bronze Birch Borer.

21. Tree Fungicide Application: Fungicide application to reduce the spread of disease in evergreens.

Seasonal Tasks:

22. Spring Clean Up: Clean up and prepare landscape for spring services. Remove remaining perennials, prune remaining ornamental grasses, and remove debris that has fallen or blown into the landscape over the winter.

23. Spring Cattail Trim: Cut all cattails and remove all cuttings (around ponds and in retention areas, etc.) Cattails in the retention area east of Pond 4 are to be cut and removed only behind the two Waterway Court houses east of Pond 4. See Addendum C map Item 4.

24. Fall Clean Up: End of season clean up to include removal of fallen leaves and debris, and removal of dead perennials.

25. Sprinkler Turn On: Turn on, adjust and inspect irrigation system.

26. Sprinkler System Winterization: Sprinkler system blowout. Supply pipes running through ponds 2 and 5 are to be re-submerged so they're not floating on top of the water during the non-irrigation season.

Miscellaneous on-going

27. Pond Culvert Debris Removal: Weekly cleaning of culvert inlets and removal of debris at Ponds 1, 2, 3, 4, & 5.

28. Sprinkler Time Clock Management: Seasonal adjustments to sprinkler time clocks to provide appropriate amount of water to common areas throughout the growing season.

Irrigation Frequency: Preferred frequency is every other day. Fescue areas must be on an every other day schedule.

29. Walk-through with HOA Representatives: Contract administrator to walk common areas with HOA representatives as needed.