

Landscape Maintenance Information

Weekly maintenance: During the growing season (April-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

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 and/or Mulch Replacement

- Pine straw and mulch are 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. If pine straw becomes grey in color or becomes sparse in certain areas, there may be additional applications applied.

Lawn Care (Chemical Treatment) Program

Warm Season

Round 1

- 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

- 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

- 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

- 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.

Round 5

- 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 6

- Apply a high potassium fertilizer to strengthen root system before entering winter months, this will also help prevent against turf disease. Spot treat any existing weeds.

Round 7

- Apply a calcitic limestone that will provide available calcium quickly to the soil in order to maintain pH levels. This application will also stimulate root growth, enhance microbial activity and improve nutrient uptake.

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.

Modifications

All exterior modifications require PRIOR approval by the Board of Directors. This includes, but is not limited to, the following:

- All landscaping modifications, to include vegetable gardens
- Painting your home using different colors than the original color
- Deck stain
- Addition of exterior structures
- Fencing
- Playsets or play equipment (including basketball goals)
- All decorative objects and landscape lighting

Please note, the Board will not approve the use of bricks as landscaping borders or any type of rocks for ground cover. Pine straw and mulch (natural in color) are the only approved types of ground cover for the community.