



LANDSCAPE SCOPE OF SERVICES

Overland Park and Southern Walk Courtyard Homes & Park Glen Villas

LANDSCAPE E-NOTICES

To be notified of landscape services throughout the year and alerted of changes to treatment dates due to inclement weather, you must provide your email(s) & address to: landscape@broadlandshoa.com

I. TURF MAINTENANCE

A. Mowing / Trimming: Mowing will occur every 7-10 days (weather permitting) from mid-April through mid-November. Turf will be cut at no less than 3.0 inches or higher than 4.0 inches. All trimming along shrub beds, walkways and curbs, obstructions and foundations will be performed at the time of regular maintenance visit. Reasonable trash and litter will be policed and removed from the landscaped areas with litter deposited off site. All sidewalk curb and gutters will be kept free of weeds.

B. Edging: All sidewalks, curb lines and other applicable hard surfaces will be edged with a steel blade edge every other mowing visit to the site. Use a steel blade edger to achieve perpendicular appearance between hard surfaces and turf.

C. Turf Applications:

- Spring (March/April) – All turf areas will receive a fertilizer and pre-emergent crabgrass control.
- Late Spring (May/June) – all turf areas will receive iron and post-emergent broadleaf weed control.
- Early Fall (Aug/Sept) – All turf areas will receive fertilizer and post-emergent broadleaf weed control for late season weeds
- Late Fall (Nov/Dec) – All turf areas will receive a slow-release granular fertilizer.

Turf Application Notes:

- All chemical applications will be performed by trained technicians under the direction of a certified applicator.
- All turf will receive a minimum of 3 lbs. of nitrogen per 1000 square feet per year.
- All fertilizers and any other products must be used in strict compliance with label and instructions. Applications must comply with all state and federal regulations. The specifications are intended to be consistent with current label instructions. In the event of the specifications conflict with instructions on the pesticide label, the label instructions shall govern. MSDS (Manufacturers Safety Data Sheet) forms shall be available in the HOA Office for viewing.
- Chemical forms may vary with weather conditions.
- Contractor cannot be responsible for damage caused by weather extremes which can have adverse effects on turf under this contract. In addition, Contractor cannot be responsible for damages resulting from improper water management.
- Contractor may use other horticultural products to improve and/or enhance landscape management programs or to meet EPA, federal, state and/or other regulatory agencies.

II. MULCHING

A. Mulch: Tree and Shrub Beds – Application of grade double shredded hardwood mulch will occur in early spring, weather permitting. Excessive snow fall or rain may delay this process. Mulch will be applied to maintain a depth of no more than 3". If bed areas have been mulched with colored mulch, pine bark or other materials, HLS will not install mulch in those bed areas. If you wish to have double shredded hardwood mulch installed, please remove other mulches prior to installation.

B. Bed Definition: Bedlinens and tree rings will be edged at a depth of up to 2" when in areas where tree roots may impede bed definition edges, tree roots shall be preserved. All existing mulch will be cultivated.

III. CORE AERATION AND BROADCAST OVER-SEEDING

A. Aeration and Over-Seeding: Performed in early fall (Aug/Sept) – all machine accessible turf areas will be core aerated. Areas will be broadcast over-seeded using certified tall type fescue seed at a rate of 3.5 pounds per thousand square feet. **Please note:** All homes with irrigation systems (in ground and above ground) must have all irrigation lines and heads marked with flags by the residents prior to work taking place. HLS is not responsible for irrigation systems not properly marked. All invisible fencing, or other private utilities must be marked prior to work taking place. HLS is not responsible for invisible fencing, or private utilities not properly marked.

IV. LEAF MANAGEMENT

A. Leaf management will take place two times per year, weather permitting, once in November and once in December.

B. Leaves shall be managed using all means available including: blowing, mowing/mulching to maintain a neat appearance. Where applicable, natural areas will be utilized for recycling leaves to provide cover for the natural woodland floor.

C. This service does not include removal of existing leaves in wooded buffer or naturalized areas.

V. MISCELLANEOUS

A. Services Not Included: HLS is not responsible for perennials, plantings and annuals installed by the homeowner. This service does not include tree or shrub maintenance, i.e. pruning of trees and shrubs or fertilization within a homeowner's yard. This service does not include bed weeding, planting, dead plant removal, hardscapes, drainage, turf renovation or other items not described within the scope of services herein. HLS recommends placing rocks around AC units as crews do not trim close to units to avoid damage.

B. Park Glen Villas lawns will be serviced only in the front and side yards, NOT the backyards.

Please note: Access must be available for back yard/courtyard mowing. Gates that are locked, in disrepair, or difficult to open will not have the backyards/courtyards mowed until access is available. HLS is not responsible for fencing, siding, air condition units/platforms, or structural elements of homes. Personal items such as lawn furniture, toys, hoses or other items must be removed from lawn areas before mowing begins. HLS is not responsible for personal items, lawn furniture or other items left in front and back yards. **Pets must be inside the home before mowing begins. Prior to letting pets into yards in the evenings, please make sure all gates are securely closed!** Services that have been inadvertently missed must be reported to the HOA Management within 5 business days of the service.