



Broadlands Association Homes Landscape Management By Heritage Landscape Services (HLS)

Thank you very much for the opportunity to manage the landscape at Broadlands Courtyard, Hillside, Park Glen Villas, and DeMott & Silver Town Homes. We appreciate our partnership with the Broadlands community. Our staff is very well trained on the equipment utilized to maintain the grounds and we make adjustments by increasing personnel and resources as the community grows.

We plan on scheduling our maintenance visits the same day each week, weather permitting. Services begin at 7:45 AM working from one side of the property to the other. We start with mowing followed by trimming, and then complete the cleanup with blowers to clear grass clippings from all hard surfaces. Please assist our team by having all personal items like chairs, grills, decorative garden art, and garden hoses off the turf so we can complete the full service. We are not able to move personal items or mow/trim next to personal items due to liability exposure. Please have gates unlocked and family pets secured inside during maintenance services. If turf is blocked, gates are locked, or pets are present, we will not be able to service your home on the scheduled day and will be unable to return for service until the next scheduled visit.

Services provided:

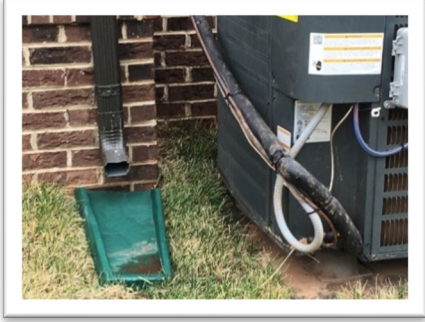
- Spring clean-up, including redefinition of landscaped beds and trees rings.
- Fertilization of plants, application of a pre-emergent to inhibit weed seed germination in the mulch beds.
- Spring mulch application with double shredded, undyed pine mulch.
- Spring turf applications of fertilizer and pre-emergent.
- Mowing on a 7–10-day schedule and trimming services of all manicured turf as need.
- Bi-visit edging of all hard surfaces – sidewalks.
- Weed mulch beds (only beds installed by the homebuilder at Hillside and DeMott & Silver Town Homes).
- Pruning visits (2) for the mulch beds - tree pruning as needed in midsummer up to 10 feet (only beds installed by the homebuilder at Hillside and DeMott & Silver Town Home).
- Application of broadleaf weed control in the spring and fall.
- Turf fertilization in the spring and fall.
- Removal of leaves (2) in the fall.
- Fall Core and Overseeding.

HLS's goal is to offer well maintained turf with limited wear and tear to your homes. In order to accomplish this, we ask that you review the following recommendations to ensure HLS provides the highest level of service.

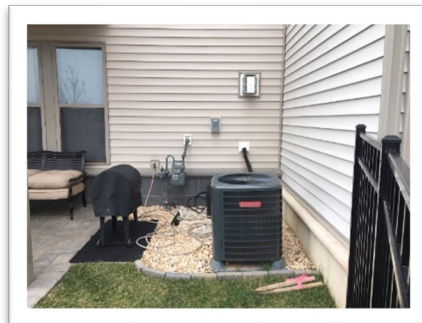
Andrew Dannenberg
Senior Account Manger
Heritage Landscape Services, LLC

Many homes have several challenges that have been identified with the following recommended course of action of good maintenance practices for homeowners.

- 1. Problem:** AC/heat pumps and utilities and have turf growing around the base. Mowers and trimmers may damage the AC/Heat Pump units and lines.



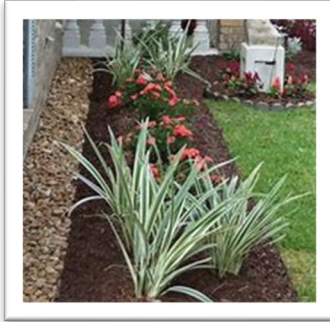
Solution: In order to eliminate the possibility of damage, we recommend removing the turf on all sides of the AC/heat pump unit and install river rock around the unit extending it out to at least 6 inches on all sides. Not only is this aesthetically pleasing to prolong the unit, but it will also alleviate debris, such as dirt and mulch, to be sucked into the unit.



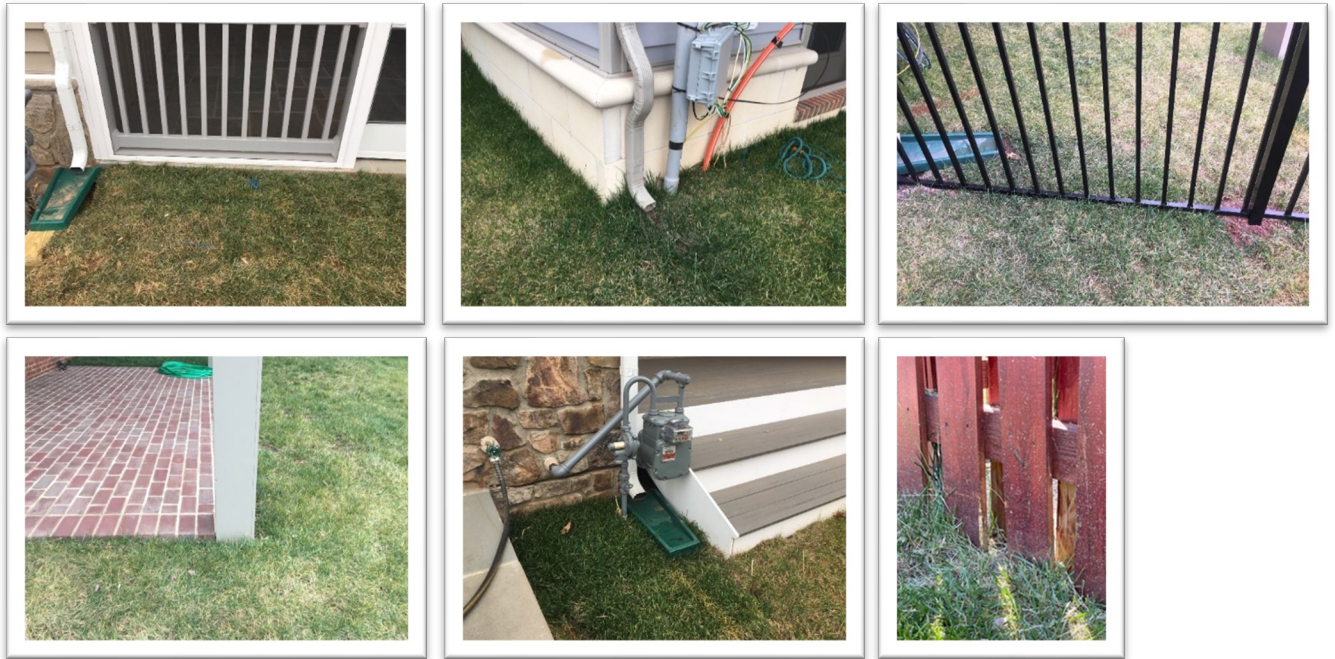
2. **Problem:** Dormers and soffit overhanging turf prevent mowers and line trimmers to cut / trim the grass. Servicing these areas may damage the home. Additionally, some of the turf areas are in shade and will not grow.



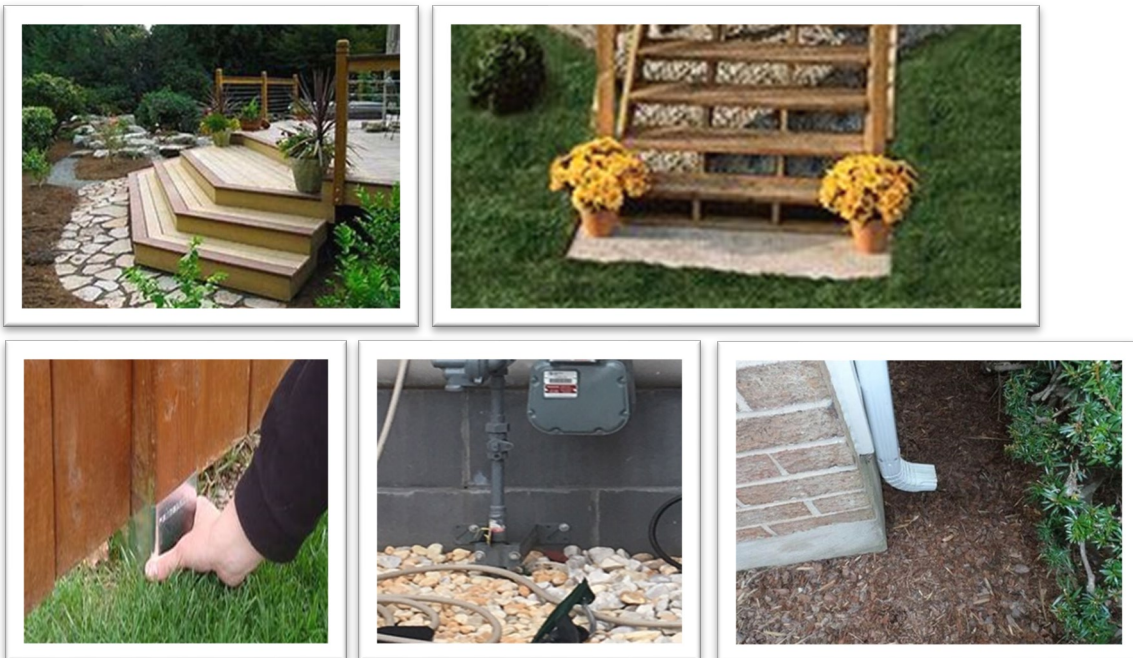
Solution: Convert this area to stone or landscape bed to make areas more esthetically pleasing.



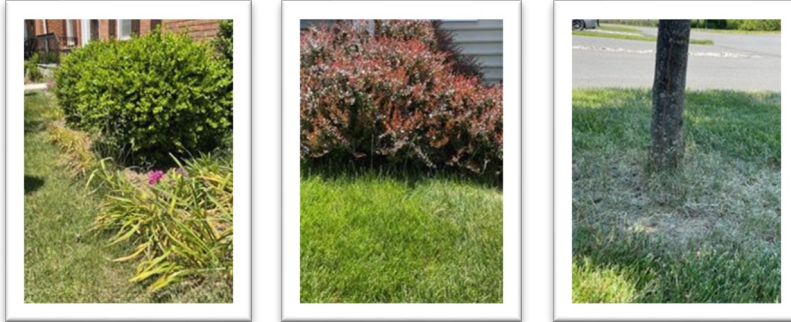
3. **Problem:** Structures such as downspouts, fences, stairs, and electrical/gas tie-ins straight into turf. With regular services, these areas will show excessive wear from maintenance equipment.



Solution: Recommendations: removing turf around Gas units, gutter downspouts and hard corners with a landscape package, slate steps, or river rock.



4. **Problem:** Home with landscaping encroaching onto turf areas, which prevents us from maintaining without damaging plant material.



Solution:

Provide a clean separation of manicured turf and landscape beds to prevent any damage to plant material



5. **Problem:** Many homes have personal items in yard that makes maintenance difficult and will leave homes unfinished.



Solution: Please make certain yards are kept free of personal obstacles, we will not be able to move personal items left in yard.