



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

We appreciate our partnership with the Broadlands community to manage the landscape at Broadlands Courtyards, Hillside, Park Glen Villa, and DeMott & Silver. Our staff is well-trained in maintaining the community grounds and we adjust our resources as needed.

We plan on scheduling our maintenance visits on 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:

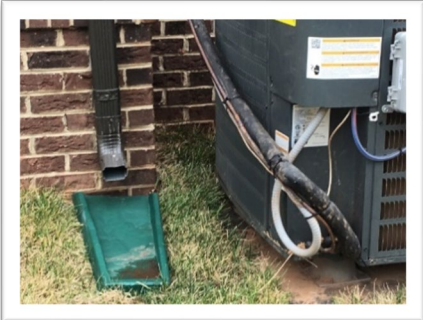
- Spring clean-up, including the redefinition of landscaped beds and tree rings.
- Fertilization of plants, and application of a pre-emergent to inhibit weed seed germination in the mulch beds.
- Spring mulch application with double shredded, undyed pine mulch.
- Spring turf applications of fertilizer and pre-emergent.
- Mowing on a 7–10-day schedule and trimming services of all manicured turf as needed.
Important: String trimming along shrub beds, obstructions, and foundations will be performed at the time of mowing. Owners are required to establish a 3"-6" weed-free zone around areas that can be damaged by the string trimmers.
- Bi-visit edging of all hard surfaces – sidewalks.
- Weed mulch beds (only beds installed by the homebuilder at Hillside and DeMott & Silver).
- 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. To accomplish this, we ask that you **review the following recommendations** to ensure HLS provides the highest level of service.

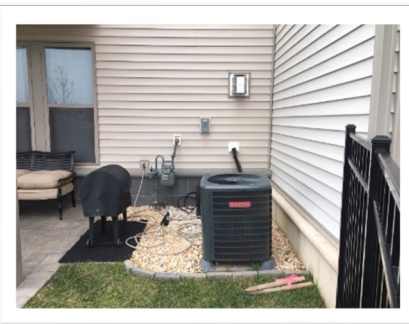
Heritage Landscape Services, LLC

Homeowners may face challenges in maintaining their homes. During mowing, trimming will be done along shrub beds, foundations, A/C units, fencing, deck posts, steps, vinyl siding, egresses, mailbox posts, or other areas. As such, owners are required to establish a 3"-6" WEED-FREE zone around these areas. This is to ensure that they remain in good condition and do not get damaged by the string trimmers. To address these challenges, it is recommended that homeowners engage in the following maintenance practices.

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: To eliminate the possibility of damage, we recommend removing the turf on all sides of the AC/heat pump unit and installing 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.



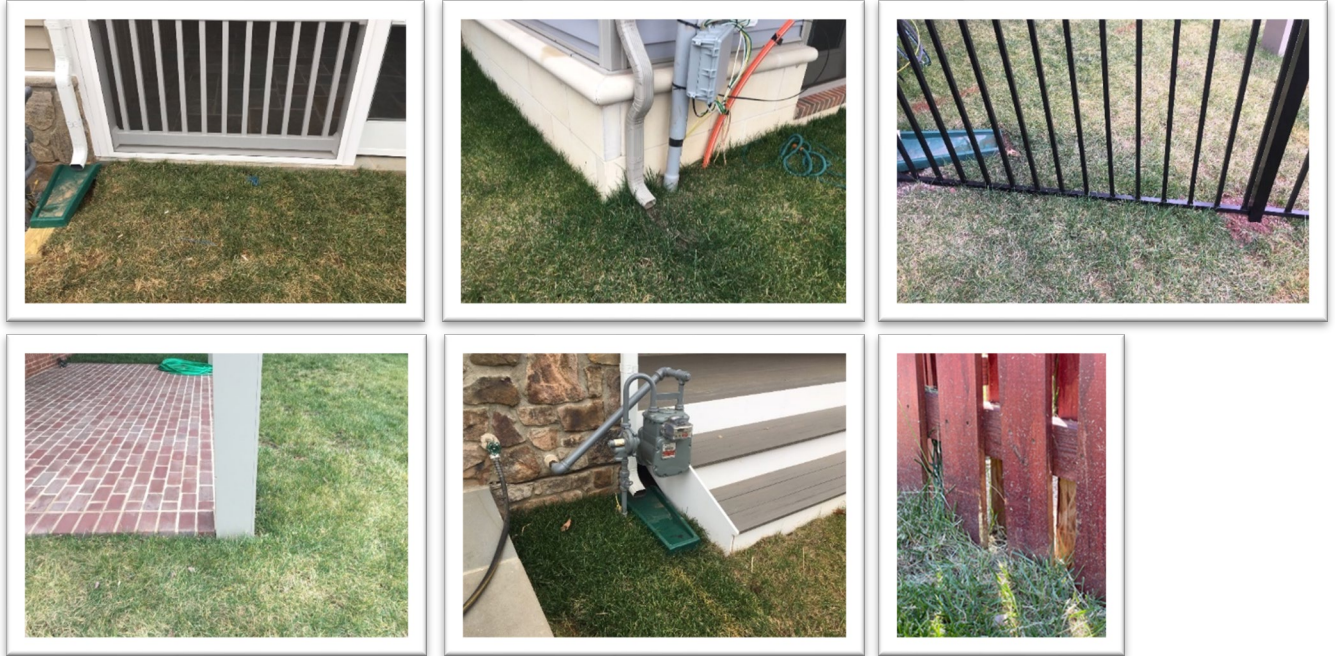
2. **Problem:** Dormers and soffits that overhang turf prevent mowers and line trimmers from cutting/trimming the grass. Servicing these areas may damage the home. Additionally, some of the turf areas are in shade and will not grow.



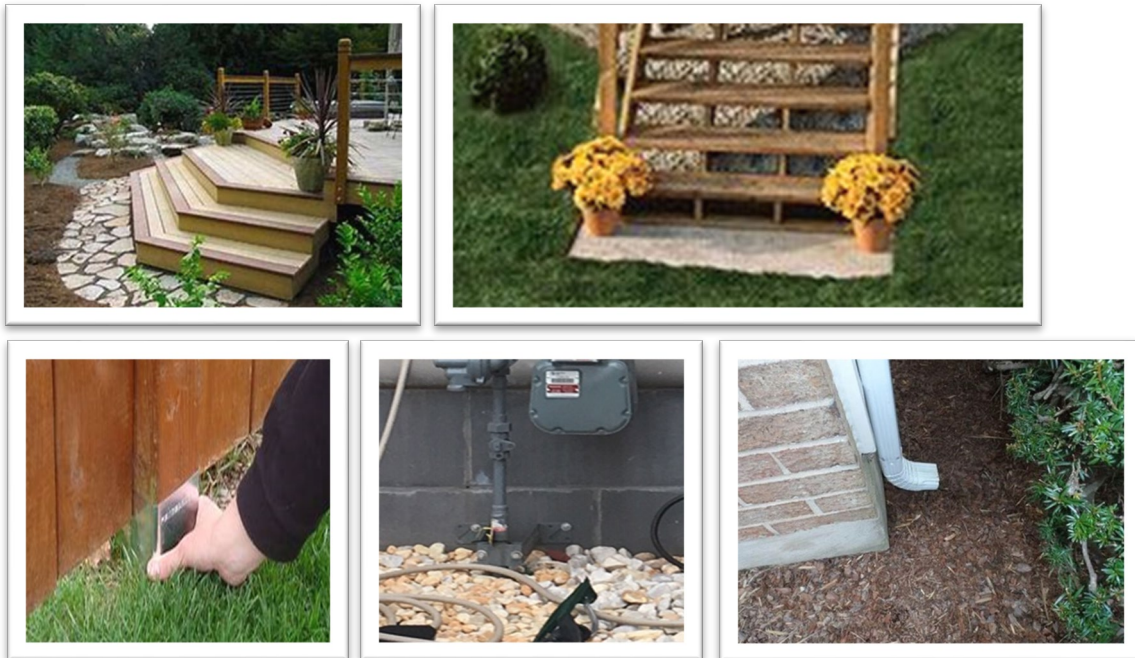
Solution: Convert this area to a mulch, stone, or landscape bed to make areas more aesthetically pleasing.



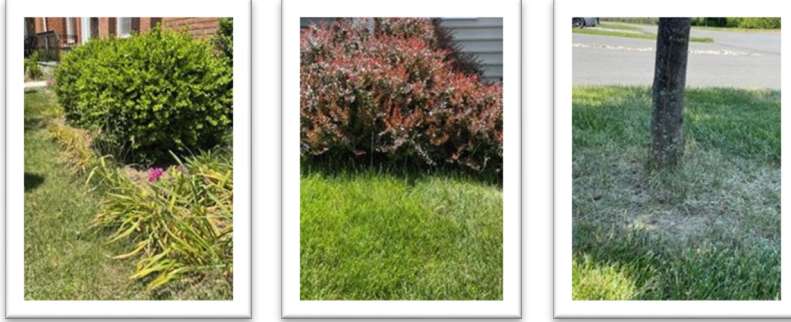
- 3. Problem:** Structures such as downspouts, fences, stairs, and electrical/gas tie-ins straight into turf. With regular services, these areas will show excessive wear from maintenance equipment.



Solution: Remove turf around Gas units, gutter downspouts, and hard corners with a landscape package, slate steps, mulch, 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 the yard that make 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 the yard.