

GROUNDS MAINTENANCE SPECIFICATIONS **Brandychase at Shepard Park** **Summer Grounds Maintenance**

SPRING CLEANUP

Spring cleanup will be completed as soon as weather and ground conditions permit, no later than May 15th.

Spring cleanup to include the following activities:

- a. Power sweep (using an Olathe sweeper, or similar equipment) entire sodded area to remove surface debris and improve air circulation.
- b. Hand rake around buildings and obstacles, as required.
- c. Hand rake, blow or remove as appropriate leaves and debris from rock and shrub beds and under evergreen trees.
- d. Remove tree wrap.
- e. Disperse sand accumulations from turf, rock and shrub beds.
- f. Blow or sweep leaves from all curbs, sewer grates, sidewalks, and driveways.
- g. Sweep all Private Streets, side streets providing access to driveways, and Parking Areas. A sweeper must be used, blowing these areas is not acceptable.
- h. Remove all debris from property.
- i. Repair sod damaged by snow removal operations by May 10th, or as weather permits, using sod. Black dirt and seeding is not acceptable. Any repairs not made by that date or without prior arrangement for an extension will be arranged by the Management Company and deducted from the Contractor's contract payment.

LAWN MAINTENANCE

Weekly lawn maintenance will include mowing, trimming, policing the grounds, and inspections to provide a neat and well-kept appearance.

MOWING Lawns will be mowed as necessary to maintain a well-kept appearance. It shall be unnecessary to mow more than once every seven days.

Mowing to include the following activities:

- a. Spot mowing, as required, during periods of uneven growth of all turf on the property.
- b. A cutting height of approximately 3 inches with adjustments made to reflect temperature and moisture conditions. (During periods of drought or high temperature, cutting height will be raised to 4 inches.)
- c. The Contractor will collect excess grass clippings or double-cut to insure a neat appearance after mowing. Clippings to be removed from property.
- d. Walks and patios adjacent to mowing areas and asphalt areas will be blown clean of grass clippings at the time of mowing. Any other debris (e.g. pine cones, trash, sticks, leaves, etc.) are to be picked up and disposed of and removed from the property. Only grass clippings are to be blown into turf areas.
- e. Mowing patterns are to be alternated.
- f. Smaller equipment will be used on hills/berms as needed to prevent scalping and tearing of sod.
- g. Repair of any excessive scalping or damage caused by equipment making turns, etc.
- h. Mowing must be completed on Wednesdays except due to rain delays.

TRIMMING The Contractor shall trim the grass around foundations, rocks, displays, lamp poles, fire hydrants and other objects every time the lawn is mowed. Contractor shall not use non-selective herbicide as a substitute for trimming.

POLICING OF THE GROUNDS In order to maintain top quality, the grounds (including hard-surfaced areas) will be policed at the time of mowing, **before mowing begins**. At this time, foreign debris will be picked up, i.e. pine cones, cans, paper, trash, etc.

INSPECTIONS The grounds will be inspected weekly after each mowing by one of the Contractor's management team. The Contractor will develop and complete a weekly checklist of all grounds services and submit it to the Management Company within two working days after completion of work for review and filing by the Association.

EDGING

All concrete sidewalks, patios and curbs and along asphalt driveways shall be twice per season: on or about June 30th and August 31^s.

CORE AERATION

Mechanical removal of cores from all sod areas.

- a. Contractor shall aerate once, between September 1 and September 30.
- b. Contractor shall not be responsible for underground utilities such as cable TV, telephone, gas, electric and irrigation. However, the contractor shall notify the Association prior to aeration so the irrigation heads and valve boxes can be flagged; contractor shall be responsible for damage to marked irrigation heads and valve boxes.

TURF FERTILIZATION

Turf fertilization is contracted separately and is not included in these specifications.

SPOT WEED CONTROL

In addition to the above, additional weed control activities included in these specifications are as follows:

- a. **Shrub and rock beds will be weeded weekly throughout the summer, either manually or chemically.**
- b. Cracks and joints in asphalt, curbs and sidewalks and around building foundations will be sprayed weekly with a non-selective herbicide to control weed growth.
- c. Spray/weed natural areas for all Noxious Weeds on federal and state prohibited lists as needed during the growing season:
 - Federal Noxious Weed List: <http://tinyurl.com/yf9knnd>
 - Minnesota Noxious Weeds List: <http://tinyurl.com/yl8fgqh>
- d. All chemical applicators will be licensed by the State of Minnesota.

TREE AND SHRUB CARE

These specifications also include the following activities:

- a. The base of trees and shrubs will be maintained in a manner designed to provide a neat appearing area. This will include the removal of weeds and unsightly sprouts from around their base. This shall also include the removal of weeds from under evergreen trees.

- b. By November 1st, all deciduous trees under 4" diameter to be wrapped to first branch.
- c. Low hanging tree branches over walkways, paths, driveways, etc. should be trimmed to maintain a minimum height of 6'. Branches should also be trimmed to avoid obscuring street signs.
- d. Broken and dead branches up to a height of 12' should be removed.
- e. Shrub trimming is contracted for separately, listed as optional price for this contract.
- f. Trim unusually long shoots on shrubs between trimmings.

FALL CLEANUP

Fall cleanup will be completed by November 1st, or such later date as weather permits, and no earlier than October 17th. Fall cleanup to include the following activities:

- a. Inspection and removal of foreign debris, i.e. leaves, paper, trash, etc.
- b. Hand rake around buildings and obstacles, as required.
- c. Hand rake, blow or remove as appropriate leaves and debris from rock and shrub beds, around retention pond, and from under evergreen trees.
- d. Blowing or sweeping of leaves from all driveways, sidewalks, curbs, sewer grates and lawns.
- e. Remove all debris from property.
- f. Short final mowing.
- g. Cut back perennials.