

## **2023/2024 - Landscape Maintenance services:**

1. Mowing of all accessible turf areas will take place on a weekly basis during the growing season (min. of 28 cuts).
  - a. During extended rainy or dry periods mowing will take place as conditions dictate.
  - b. All walks and paved areas littered in the mowing process will be air blown to maintain a neat appearance.
2. Litter removal in the turf and bed areas shall be performed during each mowing visit.
  - a. Properties with excess litter or debris will be brought to the attention of the property manager and may result in an additional charge for removal.
3. Edging of all walk and curb areas shall be performed in concurrence with every other mowing visit or as inspection requires.
  - a. Edging of all plant beds shall be performed in concurrence with every other mowing visit or as inspection requires.
4. Weeding of all plant beds will take place as often as necessary and will be done by chemical or mechanical means.
5. Leaf removal will be performed to maintain a neat appearance on the property.
  - a. Fallen leaves will be removed from maintained areas using all means possible including blowing, raking, vacuuming, and mowing/mulching.
  - b. Weather conditions may shorten or lengthen the process.
  - c. Shrubbery trimming will be done two times per year.
    - i. This includes corner to corner on each home. Includes trees and around mailboxes.
    - ii. Liriope, ornamental grasses and Crepe Myrtles will be trimmed in Jan/Feb.
6. Fertilization and Insect Control of mowing areas will be performed 4 times per year.
  - a. Notice of treatment will be posted at entrance of community prior to application.
7. Mulching will be performed 1 time per year in spring.
  - a. Mulching includes beds, trees and mailboxes in front areas.

## **2023/2024 - Snow and Ice Control**

**Homeowners must be mindful that slippery conditions before and after pretreating and shoveling; still represents an inherent risk.**

Services:

1. Driveways and front sidewalk areas will be treated, plowed or shoveled during a snow or ice event.
2. Cleanup after VDOT has plowed Parkway Place Drive and Overlook Trail Drive.

[Contractor Representative along with the President and/or Vice President of the Homeowners Association through discussion of prevailing weather reports will determine the need of services to be rendered prior to event].

**Homeowners must report any damages immediately to the Management Company Representative.**

For specific questions or details please contact Chrissy Greene at the management company (540) 982-0011