



ALL SEASONS LANDSCAPING GROUNDS MAINTENANCE SERVICES SPECIFICATIONS

1.0 Lawn Mowing Program

1.1 Lawn Area Mowing Service

Mowing of all landscaped lawn areas will be done on a weekly basis, including line trimming around trees, buildings, curbs and other areas as necessary with each mowing. Also included is the mulching of the mowed grass and the blowing of grass and other debris off walks, stairs and other hard surfaces. Mowing is based on (21) seasonal visits. Service is scheduled according to seasonal weather conditions to keep grounds in a neat and clean appearance. A ten-day mowing schedule will begin in September depending on weather and the first frost.

1.2 Natural Area Mowing Service

Mowing of natural areas can be completed during the growing season depending on the natural look you prefer. All natural areas should be mowed and/or trimmed down once in the fall for proper spring growth. Mowing of the natural areas can be done as many as four times during the growing season.

1.3 Site Inspections

Visual inspections of the landscape will be performed by our maintenance supervisors for quality control.

2.0 Landscape Maintenance Program

2.1 Spring Clean-up

This is a one-time service attending to all existing lawn, planting beds and other grounds. This service includes thatching the lawn and cleaning all grounds as necessary to remove the accumulation of leaves and debris from the fall and winter seasons. Pruning of dead or broken limbs from winter snow damage or animal predation will be completed on shrubs and small trees. Vole damage will require an additional charge to repair. Disposal fees will apply.

2.2 Lawn Edging

The lawn around planting beds, tree wells, walks, driveways, etc. will be edged (cut back) in the spring to create a clean and defined separation from lawn and other areas.

2.3 Bed Maintenance / Detail / Winter Preparation

Weeds and grasses will be removed from planting beds and hardscapes by hand labor to keep landscape weed-free and in superior condition. All flowers will receive our professional care, pruning and removal of wilted flower petals (dead-heading). After the first hard frost, perennials will be cut back to appropriate levels based on plants' specifications. All annuals will be removed from beds. Disposal fees will apply.

2.4 Mulch in Beds and Tree Wells

Fresh bark "Soil Pep" will be added to all existing beds and tree wells in the spring in order to maintain the proper 2-inch thickness we recommend. Turning and amending soil with compost and fertilizer is also available. We can add another layer of fresh mulch in late summer for an additional cost if requested.

2.5 Lawn Aeration

A spring core aeration will be performed. Aeration is beneficial for lawns with heavy thatch accumulations and is the best way to reduce soil compaction. An overabundance of thatch prevents water from reaching the root zone and provides the ideal habitat for destructive turf pests and diseases. Core aeration is an efficient

and effective process for alleviating heavy thatch and promoting strong root development. Additional aerations may be recommended for uneven lawns and/or severe accumulations of thatch.

2.6 Shrub Pruning

Shrubs will be pruned following spring growth and again in the fall as needed. We use proper horticulture techniques to direct and correct plant growth. The first pruning will be completed by July 31st, a second by October 31st. Disposal fees will apply.

2.7 Tree Pruning

Trees less than 15' tall will be pruned to remove dead, broken, conflicting and low branches to provide proper growth patterns. Tree shaping and thinning can be performed for trees over 15' for an additional charge. Disposal fees will apply.

2.8 Fall Clean-up

All existing beds and grounds will be cleaned up as necessary to remove the accumulation of leaves and debris. This service will be performed beginning in mid-October and continue through the fall as leaves continue to fall. Disposal fees will apply.

2.9 Debris Removal and Disposal Fees

By law, debris, branches, leaves, etc. that are removed from your property must be disposed of properly. All Seasons Landscaping provides this service in accordance with State, EPA and local regulations. Disposal fees will be invoiced at \$24.00 per cubic yard or \$260.00 per dump truck load removed.

2.10 Parking Lot Clean-up

Removal of sand and debris from parking lot areas will be performed by mechanical means and hand labor. Equipment and disposal fees will apply.

2.11 Lawn Thatching

Thatching will be performed as part of spring clean-up. This service will reduce the thickness of the thatch and allow for new grass plants to emerge at the crown of the plant. An overabundance of thatch prevents water from reaching the root zone and provides the ideal habitat for destructive turf pests and diseases. Disposal fees will apply.

3.0 Irrigation Service Program

**** Irrigation repairs are invoiced on a Time and Material (T & M) basis: \$45.00 per hour plus parts. ****

3.1 Irrigation System Start-up

Our irrigation technicians will activate, inspect, and adjust your landscape irrigation system in the spring. Repairs will be made as necessary.

3.2 Irrigation System Operation / Inspection / Clock Adjustments

During the growing season, we will inspect your system for proper operation and adjust the controller to meet current watering needs based on changing seasonal weather conditions and according to proper water conservation techniques. Customer requested changes to the irrigation system will require a one-hour minimum invoice to dispatch a technician to your site.

3.3 Irrigation System Winter Preparation

Our irrigation technicians will properly prepare your irrigation system for winter. We begin this service starting October 1st at the SNRA north of Ketchum and work our way south. All irrigation systems will be ready for winter no later than October 31. Repairs may be made if necessary.

4.0 Fertilization & Weed Control Program

4.1 Lawn Fertilization

We strive for a balance between proper nutrient levels and plant growth. This approach keeps your lawn green, reduces mowing costs and maximizes your property management funds.

Spring – A granular fertilization providing the required nutrients for early season growth, vigor and fertility.

Early Summer – A slow-release broadcast fertilizer is applied with broadleaf weed control.

Late Summer – A slow-release broadcast fertilizer is applied with broadleaf control. This application will utilize controlled-release fertilizer to overcome mid-seasonal heat and drought conditions.

Fall – A granular fall fertilization is vital to strengthen the grass plant. The proper nutrients applied at this time enhance root vigor and elongation and are stored in the roots for a quicker spring green-up next season.

4.2 Natural Area Fertilization

A balanced fertilization will be applied to your natural areas as a broadcast spray for early season growth and vigor for the summer growing season. Additional applications can be performed for an additional cost if requested. Weed control can be included. Please see 4.6.

4.3 Broadleaf Weed Control / Pre-Emergent and Spot-Spray Applications

Chemical vegetation control of all undesirable growth in such areas as sidewalk joints, pavers, driveways, buildings, curbs, fence lines and around sign posts. A granular pre-emergent controls many weeds before they germinate and spot-spraying controls those that do emerge.

4.4 Plant Fertilization / Granular

A time-release fertilizer is applied around ornamental trees and shrubs for healthy plant growth and vigor.

4.5 Broadleaf Weed Control / Broadcast Spray

Chemical vegetation control of all undesirable broadleaf growth will be applied to lawn areas.

4.6 Natural Area Weed Control / Broadcast Spray

Chemical vegetation control of broadleaf weeds in natural grass areas will be applied. This service must be specifically requested as this application will kill wildflowers as well as weeds. It can be included with a broadcast fertilization. Please see 4.2.

4.7 Mycorrhizae Inoculation in Compost Mix

Beneficial fungi are incorporated into the soil to interact with landscape plant roots in a symbiotic relationship that benefits the plants by bringing additional nutrients to the root system.

5.0 Pest & Disease Management Program

****A minimum of \$50.00 will apply each time a spray technician is dispatched to your site for T & M work.****

5.1 Inspection & Diagnosis of Problem Areas / Prescribe Mitigation Program

Our trained technicians will inspect your valuable trees and shrubs and suggest corrective measures to restore plants to healthy condition. Upon request, this service will be provided at no charge to customers selecting our Core Maintenance Program.

5.2 Deep-root Fertilization with Mycorrhizae

Deep root fertilization is recommended for healthy development of mid- to large-size trees. Their root systems grow more deeply than shrubs and surface fertilization often does not adequately reach the root system. A *Mycorrhizae* inoculation (see 4.7) is included in deep-root feeding.

5.3 *Disease / Fungicide Application – Lawn*

Lawn disease / fungicide treatments will be applied as either a preventative or curative measure to control persistent disease activity.

5.4 *Disease / Fungicide Application – Trees & Shrubs*

This option allows us to fight disease problems such as black spot, blight, needle cast, and powdery mildew throughout the growing season.

5.5 *Pest / Insect Application – Lawn*

Lawn treatments will be applied as either a preventative or curative measure to control persistent pest and insect activity.

5.6 *Pest / Insect Application – Trees & Shrubs*

We will inspect and apply the proper spray program to trees and shrubs. Applications will treat such pests as aphids, scale, spider mites, white pine sawfly, tent caterpillars, spruce gall, tussock moth, and other destructive leaf- and needle-eating insects throughout the growing season.

5.7 *White Pine Weevil Spray Application – Spruce Trees*

This service includes two applications for white pine weevils in spruce trees during March & April.

5.8 *Dormant Oil Application – Deciduous Trees & Shrubs*

Applied to trunks and branches before leaves emerge, dormant oil is sprayed on the plant to coat non-mobile, dormant insects and smother them.

6.0 Flower & Shrub Installation Program

6.1 *Floral Bed Preparation*

Flower beds will be amended for the best growing conditions of summer annuals and perennials. Depending on soil conditions, compost, topsoil and fertilizers will be mixed into the soil for healthy plant vigor and color. We can also prepare garden beds.

6.2 *Planting of Annuals, Perennials & Bulbs*

Properly selected annuals, perennials & bulbs are installed in the spring and into the summer. This will give your property the extra color and curb appeal that you want. Fall perennials can be added to the flower beds in early September for increased fall color until severe frosts occur in the fall. We will provide a proposal upon request. Pricing is subject to selection and availability.

6.3 *Planting of Trees & Shrubs*

Properly selected trees and/or shrubs will be installed. We will provide a proposal upon request. Pricing is subject to selection and availability.

6.4 *Procurement & Installation of Floral Displays*

We will provide and install colorful potted flowers, barrels, baskets and other outdoor floral displays. We will provide a proposal upon request. Pricing is subject to selection and availability.

7.0 Aquatics Maintenance Program

****Pond and Water Feature repairs are invoiced on a T & M basis. \$45.00 per hour plus parts. ****

7.1 *Spring Clean & Start-Up of Ponds and Water Features*

We will clear and remove all leaves, garbage, branches and debris from all waterways, ponds, streams and culverts, then activate and test the pond and/or water feature system. Repairs will be made as necessary.

7.2 Pond and Water Feature Seasonal Maintenance

Weed control with aquatic herbicide or hand weeding will be done prior to the beginning of water flow. We will check periodically during the season and hand weed as needed. Ponds will be monitored and treated for algae and algae will be removed as needed. Pumps, filters and proper water levels will be checked and maintained on a regular basis during the summer season.

7.3 Pond and Water Feature Inspections and Repairs

We will inspect and repair pond and water features as needed.

7.4 Pond and Water Feature Preparation for Winter

We will remove pumps, clear pipes of excess water by forced air and lower the water level.

8.0 Additional Services

8.1 Hand Watering

We will hand water landscapes, flowers, sod, and other areas that need a little special treatment.

8.2 Soil Sampling

We will prepare soil samples from your landscape, have it analyzed and recommend landscape treatments and plantings based on the results.

8.3 Animal Damage Mitigation

Depending on the type of wildlife involved, we will recommend a damage prevention plan.

8.4 Noxious Weed Abatement Compliance & Paperwork

Because noxious weeds are everywhere and every landscape is vulnerable, we will identify noxious weeds in your landscape and recommend a treatment program if they are found. We can assist with County required compliance and paperwork.

8.5 Over-seeding & Sod Repair

We will seed bare spots in the lawn and repair sod where over-seeding is impractical.

9.0 Winter Services / Snow Removal Program & Holiday Lighting

Snow Removal: We offer a full-service snow removal program and holiday lighting program each year. As valued customers, our maintenance clients will receive the first opportunity to sign up for the limited number of places on our snow-removal routes. We will send a snow removal proposal to you mid-fall and hope you will sign up with us for all your snow removal needs.

Our snow removal services include snow plowing and blowing of roads and drives, hand shoveling and blowing of walks, decks, etc., roof snow and ice removal, ground ice removal, staking, sanding, sweeping and hauling snow to an approved snow storage site. Clean-up can be done in the spring. Please call with additional requests.

Holiday Lighting: We can decorate your property with colorful and beautiful high-quality outdoor lighting. Traditional and LED lights are available. Please call us for a proposal to install lighting in time for the holidays.