

HLS LANDSCAPE SCOPE OF SERVICES

- Overland Park & Southern Walk Courtyards
- Park Glen Villas
- Demott & Silver Townhomes
- Hillside Single Family Homes

****LANDSCAPE E-NOTICES****
To receive notices on upcoming landscape services, visit broadlandshoa.org/landscaped-homes and click on button, "Enroll in Landscape Notices"

I. TURF MAINTENANCE

- A. Mowing / Trimming:** Mowing will occur every 7-10 days (weather permitting) from mid-April through mid-November for a maximum of 28 mows per year. The turf will be cut to a height of 3.5 to 4.0 inches. During extended periods of rain or drought conditions, cutting will take place as weather conditions dictate. All trimming along shrub beds, walkways, curbs, obstructions, and foundations will be performed at the time of regular maintenance visits. Reasonable trash and litter will be policed and removed from the landscaped areas, with litter deposited off-site. All sidewalk curbs and gutters will be kept free of weeds. **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. HLS will not be responsible for damages to items remaining in the turf areas during mowing, edging, or any other services.
- B. Edging:** All sidewalks, curb lines, and other applicable hard surfaces will be edged with a steel blade edge every other mowing visit to the site to achieve a perpendicular appearance between hard surfaces and turf.
- C. Turf Applications (time frames listed are weather dependent):**
- 1st Round (Feb-Apr)** – Turf areas will receive fertilizer, pre-emergent crabgrass control, and broadleaf weed control.
 - 2nd Round (Apr-Jun)** – Turf areas will receive fertilizer, pre-emergent crabgrass control, and broadleaf weed control.
 - 3rd Round (Jun-Sep)** – Turf areas will receive spot treatment of broadleaf weed control for summertime weeds.
 - 4th Round (Oct-Dec)** – Turf areas will receive a slow-release granular fertilizer & post-emergent weed control.

Turf Application Notes:

- All chemical applications will be performed by trained technicians under the direction of a certified applicator.
- All turf will receive a minimum of 3 lbs. of nitrogen per 1000 square feet per year.
- All fertilizers and any other products must be used in strict compliance with labels and instructions. Applications must comply with all state and federal regulations. The specifications are intended to be consistent with current label instructions. If the specifications conflict with instructions on the pesticide label, the label instructions shall govern. MSDS (Manufacturers Safety Data Sheet) forms shall be available for viewing upon request.
- Chemical forms may vary with weather conditions.
- Contractor cannot be responsible for damage caused by weather extremes, which can have adverse effects on turf under this contract. In addition, the Contractor cannot be responsible for damages resulting from improper water management.
- Contractor may use other horticultural products to improve and/or enhance landscape management programs or to meet EPA, federal, state, and/or other regulatory agencies.

II. MULCHING

- A. Mulch:** Tree and Shrub Beds – Application of double-shredded hardwood mulch will occur in early spring, weather permitting. Excessive snowfall or rain may delay this process. Mulch will be applied to maintain no more than 2" of mulch covering the bed. If bed areas have been previously mulched with colored mulch, pine bark, or other materials, HLS will not install mulch in those bed areas. If you wish to have double-shredded hardwood mulch installed, please remove other mulches before installation.
- B. Bed Definition:** Bed edges and tree rings will be edged at a depth of up to 2", depending on soil conditions. When in areas where tree roots may impede bed definition edges, tree roots shall be preserved. All existing mulch will be cultivated.

III. CORE AERATION AND BROADCAST OVER-SEEDING

- A. Aeration and Over-Seeding:** Performed in early fall (Aug/Sept) – all machine-accessible turf areas will be core aerated. Areas will be broadcast over-seeded using certified tall-type fescue seed at a rate of 4 pounds per thousand square feet. **Please note:** All homes with irrigation systems (in-ground and above-ground) must have all irrigation lines and heads marked with flags by the residents before work takes place. HLS is not responsible for irrigation systems not properly marked. All invisible fencing or other private utilities must be marked before work takes place. HLS is not responsible for invisible fencing or private utilities not properly marked.

IV LEAF MANAGEMENT

- A. Leaf management will take place two times per year, weather permitting, once in November and once in December.
- B. Leaves shall be managed using all means available, including blowing, raking, removal, and mowing/mulching to maintain a neat appearance. Where applicable, natural areas will be utilized for recycling leaves to provide cover for the natural woodland floor.
- C. This service does not include the removal of existing leaves in wooded buffer or naturalized areas.

V. MISCELLANEOUS

A. Services Not Included:

- a. HLS does not provide on-site watering services. Property owners are responsible for watering their lawns, trees, and shrubs. HLS will not be liable for damages due to improper water management by the owner.
- b. HLS is not responsible for perennials, plantings, and annuals installed by the homeowner. This service does not include tree or shrub maintenance or bed weeding (except in Demott & Silver Townhomes, see E. in this section), i.e. pruning of trees and shrubs or fertilization within a homeowner's yard.
- c. This service does not include planting, dead plant removal, hardscape, drainage, turf renovation, or other items not described within the scope of services herein.
- d. The removal of significant trash accumulation is not included in this agreement and may cause a delay in service.
- B. HLS recommends placing rocks around AC units or hardscape areas, as crews do not trim close to these areas to avoid damage.
- C. **Park Glen Villas** lawns will be serviced only in the front and side yards, NOT the backyards.
- D. **Non-Builder Plant Material (Demott & Silver and Hillside only)** Trees, shrubs, beds, or any other plant material that was not installed by the builder will not be maintained by HLS. The owner will be responsible for pruning, mulching, and any upkeep of non-builder plant material.

E. Demott & Silver Townhomes ONLY:

Dead plant material removal and replacement are the responsibility of the owner. Plant material must be replaced with the same type of plant that was previously planted by the developer for HLS to provide the following maintenance.

Shrub Pruning:

- a. **Evergreen Shrubs:** This service is to prune off new growth only. Pruning will vary depending on the type and variety of shrub/tree. Generally, informal mass plantings will be maintained at varying heights and spread and may receive minimal pruning. Pruning practices that encourage the natural growth characteristics of the plants are desirable and will prolong the life of existing shrubs. Formal evergreen shrub plantings will be maintained in their existing form using hand pruning and/or shearing as necessary.
- b. **Deciduous Shrubs:** This service is to prune off new growth only. Pruning will vary depending on the type and variety of shrub/tree. Deciduous shrubs will be pruned to allow their characteristic form, height, and spread within the confines of their allotted space. Sucker growth, dead wood, and new growth will be removed by hand pruning and/or shearing as necessary.
- c. **Not included:** Renovation pruning is not included in the scope of work defined above. Renovation pruning consists of removing mature canes, thinning, and reducing the height/width.

Tree Pruning:

- a. **Evergreen Trees:** Lower branching will not be removed unless branches are dead or declining. All types of pine trees will not be pruned, providing a natural cover and mulching. Any branching touching buildings or structures or crossing over sidewalks or parking areas, will be pruned back below 10' within the scope of the work defined herein.
- b. **Deciduous Trees:** Pruning shall consist of removal of crossing branches, dead/declining branches, or branches touching buildings or structures, or crossing over sidewalks or parking areas, will be pruned back below 10' within the scope of the work defined herein. All sucker growth or water sprout growth below 10' will be pruned back.
- c. **Not included:** Pruning specifications defined above do not include wood buffer or naturalized areas.

Weeding:

- a. Bed weeding is done by HLS only in the Demott & Silver section.

IMPORTANT: Access must be available for backyard/courtyard mowing. Gates that are locked, in disrepair, or difficult to open will not have the backyards/courtyards serviced until access is available. HLS is not responsible for fencing, siding, air conditioning units/platforms, lighting, décor, or structural elements of homes. Personal items such as lawn furniture, toys, hoses, or other items must be removed from lawn areas before mowing begins. HLS is not responsible for personal items, lawn furniture, or other items left in front and back yards. **Pets must be inside the home before mowing begins. Before letting pets into yards in the evenings, please make sure all gates are securely closed!** Services that have been inadvertently missed must be reported to the HOA Management within 5 business days of the service. These services are for routine maintenance only. Additional landscaping needs beyond the scope of these services are the responsibility of the resident to obtain on their own through outside resources, not through the HOA or HLS.