

# The Residents Association For The Villages At Trewellyn

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## Landscape Contract Schedule

**Please note: These dates are just to be used as guidelines. All dates are weather permitting. In addition to this, it is expected that all single homeowners maintain their homes and grounds at all times. The Board will do inspections throughout the year and not just in the spring and fall.**

<u>Item</u>	<u>Contract Date</u>
Spring clean-up	End of March
Edging	April 10 <sup>th</sup>
Mulching and Pre-Emergent	April 10 <sup>th</sup>

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Spring Inspection will occur between the dates of March 15<sup>th</sup> and May 15<sup>th</sup>, weather permitting. The Board of Directors, along with our Property Manager, will look for both Landscape and Architectural items that will need to be addressed.

At Inspection time we will also look at all common areas and take note of what items need to be addressed for the current year and seek bids for those items that are not part of our current contract. Townhomes with irrigation systems are expected to be used during the appropriate times. Townhomes without are expected to water their lawns during the appropriate times as well.

Mowing and weeding in the common areas, as handled by our contractor needs to be kept up on throughout the Spring, Summer and Fall as needed. Mowing will be done weekly (weather permitting) beginning in April or May through the end of September. Mowing will occur twice in October and once in November. This schedule is all weather permitting and based on our budget.

Mulch is applied by our contractor to common areas, front entrances and throughout the Townhomes in the community. Our landscaping company will have mulch delivered to the extra parking area on Darden. All homeowners are not permitted to approach them at any time or keep them from doing their contracted items. There are times, that more mulch than what is needed will be dumped in order to get what is needed to complete our Community. If there is more than what is needed, they will haul off-site after their project is completed. Please keep in mind they also have contracts with singles to do their property as well. Pre-Emergent is applied to only these areas mulched by our chemical contractor.

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<u>Item</u>	<u>Contract Date</u>
First Pruning	June 15 <sup>th</sup> – July 7 <sup>th</sup>
#2 Pre-Emergent for Mulch	July 15 <sup>th</sup>
Second Pruning	September 15 <sup>th</sup> – October 7 <sup>th</sup>

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Each pruning will include a pruning/trimming of all Townhomes shrubbery provided by the Association. Any additional landscaping installed by the homeowner would not be included in this. Townhome owners must submit a landscape request to change, add or modify any of their landscaping and must receive written approval before doing any work.

<u>Item</u>	<u>Contract Date</u>
Fall clean-up	Thanksgiving
2 <sup>nd</sup> clean-up	Before 1 <sup>st</sup> snowfall

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Leaf clean-up will always be based on weather and timing of when the leaves fall. Our contract only budgets for one clean-up and requires Board approvals to do more than one. Each homeowner would still be responsible for cleaning up their lots as needed. Homeowners are not permitted to blow the leaves onto common grounds. Please dispose of the leaves properly.

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## Chemical Turf Applications Schedule

<u>Item</u>	<u>Contract Date</u>
Weed & Crabgrass Control	April 10 <sup>th</sup> – April 30 <sup>th</sup>
Fertilizer & Weed & Crabgrass	May 15 <sup>th</sup> – June 7 <sup>th</sup>
Fertilizer/Weed Control	August 20 <sup>th</sup> – September 21 <sup>st</sup>
Dormant Fertilizer	November 20 <sup>th</sup> – December 10 <sup>th</sup>

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## Chemical Tree Applications Schedule

<u>Item</u>	<u>Contract Date</u>
Dormant Oil	March 10 <sup>th</sup> – April 10 <sup>th</sup>
Contact/Systemic App	May 10 <sup>th</sup> – June 10 <sup>th</sup>
Contact/Systemic App	June 20 <sup>th</sup> – July 15 <sup>th</sup>
Deep Root Feeding	October 1 <sup>st</sup> – October 31 <sup>st</sup> Only if needed

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All contracted items are weather permitting. These dates are guidelines for our contractor to follow but can change based on weather or at the direction of the Board.

Additional chemical applications are only done as needed and needs approval by the Board. An example would be for Lime treatment or Nutsedge depending on what is needed for the property. Homeowners can treat their lawns with additional treatment at their own expense and must check with our current contractor to make sure what you are doing does not affect what our contract is for. Our contractor will post signs prior to any turf applications being done.

All single homeowners are expected to maintain their lots. Seeding, sodding or aerate/seeding on individual lots is the responsibility of the homeowners. Please remember leaves cannot be blown onto common grounds. They should be cleaned up and disposed of properly.

All townhome owners are not permitted to place lighting in the grounds along the driveways and sidewalks on the grass side. Lights can be placed along your walkways on the mulch side. Placing them in the grass would impede our landscaping contractor from mowing the lawns correctly. No lights can be placed in any part of the grassy areas.

Large for sale signs with posts are also not permitted throughout the community. Please refer to the documents for our community you received upon the purchase of your home.

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Fall Inspections will occur between the dates of September 15<sup>th</sup> and October 31<sup>st</sup>, weather permitting. The Board of Directors, along with our Property Manager, will look for both Landscape and Architectural items that will need to be addressed. This inspection will also include common areas to be addressed the following year.

If you need to make any changes to your landscaping or home, please remember to follow the procedures in our documents and receive written approval prior to beginning your project.

As always, if you notice anything you feel needs to be addressed, please submit a letter addressed to the Board of Directors and mail or e-mail to our Property Manager. If there are any issues in the areas that are maintained by the township, all concerns are required to be reported to Lower Gwynedd Township.

We hope you find this information helpful.