

Landscape Maintained Neighborhoods

There have been a lot of misconceptions regarding what services are included in the Landscape Maintained Neighborhoods. Below is a brief recap of what you should expect from your neighborhood landscape contractor. They provide for basic, routine lawn maintenance. Additional services by private contractors on homeowners' lots can be used to supplement what the Association and Neighborhood provide.

Insurance:

All Contractors Liability Insurance, Workman's Comp and Auto Insurance have been verified and updated.

License:

All Contractors have Full State Lawn and Ornamental Pest Control license from Department of Agriculture and Consumer Services, Department of Entomology.

Reports:

All Contractors establish an annual calendar of services and copies are provided to the Neighborhood Committee with each month's financial statements.

Uniforms:

All Contractor employees wear a uniform or shirt displaying the Contractor's company name.

Lawn Care:

Turf areas are mowed and trimmed weekly during the active growing season, and as needed during the remainder of the year, a minimum of 46 mowings/year. Grass clippings are allowed to recycle to the soil. Areas of standing water will not be mowed. Turf is string-trimmed to level consistent with mowing height with every mowing.

Edging:

Hard surfaced areas such as Sidewalks, Driveways and Street Curbs are blade edged every mowing.

Planter Bed, Native Areas:

Planter beds are maintained using recommended herbicides to control weed growth. Pre and post-emergent herbicides are used to retard weed growth. Weed killers are generally applied every two weeks. Large weeds are hand pulled every two weeks. Neighborhood entries and other high-visibility areas are weeded weekly to ensure the best possible appearance at all times. Perimeter of Palmetto beds are trimmed of excess or brown Palmetto fronds.

Sidewalks, Streets and Parking lots:

Weeds in cracks of common sidewalks, streets and parking areas will be treated with approved weed-killing herbicide as required, generally every two weeks. Debris is blown off common sidewalks, streets and parking lots each time the property is mowed or edged.

Mulch:

Mulch is provided for common area and/or home site beds per neighborhood specifications. Homeowners may choose to enhance their mulch at their own expense.

Palms:

Palms will be trimmed of dead fronds (within what an average height person can cut standing on the ground using a twelve foot pole saw) to promote a continuous natural shape of the palm. Green fronds will be removed only if interfering with walkways, driveways or the duties of maintenance staff. Seed pods within reasonable reach will be removed after the flower has set to seed to discourage unnecessary growth of additional seed pods.

Pruning of Shrubs:

Shrubs are pruned based on sound horticultural practices. Pruning activities are scheduled seasonally as each plant variety has its own pruning requirements and may not require pruning each month. Foundation Plantings twenty-four to thirty-six inches will be allowed to assume their natural contours without forcing shape. General Hedge Rows are maintained at twenty-four to thirty-six inches. Excessive long branching will be removed to encourage fullness. Ground Covers will be confined to perimeter of the bed. Individual Shrubs will be pruned as necessary to maintain the natural form of the variety and maintain growth within space limitations. Flowering Plants will be hard pruned only after the bloom and selective tip pruned to maintain shape throughout growing season. Shrubs and vegetation are to be trimmed so as to allow access to utility meters and gas street and yard lights.

Debris Cleanup:

Landscaped areas, excluding structures such as pools, tennis courts, etc., are policed for the removal of litter and fallen debris upon each scheduled service. All pruning debris generated by the work is removed from the property and disposed of at the completion of the services performed.

Irrigation:

Monthly inspection of all common area irrigation systems, and those in the homeowners' yards in a maintenance-free neighborhood, to insure proper operation.

FERTILIZATION and INSECT CONTROL**Lawn Program:**

Four to Six applications of granular lawn fertilizer per year spaced approximately evenly. Insecticide is included as necessary to prevent or control seasonal turf grass pest infestations. Weed control treatments are applied as necessary during the cooler months as required by herbicide labeling. Disease control and/or fungus and limited nutritional supplements shall be included as necessary if a deficiency exists or soil conditions warrant.

EXCLUSION: The treatments of turf Nematodes as well as treatment of Bermuda grass intrusion or carpet grass are not included in this program.

Shrub and Ground Cover:

Two to four applications per year spaced approximately evenly of granular slow release acid forming shrub fertilizer including strong minor element package. Nutritional supplements will be added if a deficiency exists.

Palms/Cycads:

Four applications per year of granular slow release acid forming palm fertilizer. Tropical palms/cycads will receive additional manganese sulphate with each application. Other nutritional supplements will be added if a deficiency exists.

EXCLUSION: Native Florida Sabal (Cabbage) palms do not require fertilization and are not included in this program.

EXCLUSION: Treatment of Palm Weevil in Phoenix Canariensis (Canary Island Date Palm) or other palms requires special treatment and is not included in this program, but shall be available.

Fire Ant Program:

One application of fire ant bait and one application of fire ant insecticide per year.

EXCLUSION: Interior treatment for ants or other pests is not included in this program.