

Willowmere Homeowners Association

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 homeowners always maintain their homes and grounds. 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 th
Mulching and Pre-Emergent	April 10 th

Spring Inspection will occur between the dates of March 15th and June 30th, 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 and next year and seek bids for those items that are not part of our current contract. Homeowners are expected to plan their mowing/weeding season in advance and contact their landscaper ahead of time to ensure you are on their schedule for the season (if applicable).

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. Standard mowing day for our community is on Thursday. Should weather be a factor, the community will be mowed on Friday or Saturday depending on the amount of rain we received.

Mulch is applied by our contractor to common areas, front entrances and in certain areas in the community. Pre-Emergent is applied to only these areas mulched by our Turf and Tree Application Contractor.

Homeowners are expected to know where their property lines start and end. Homeowners are expected to maintain their full lot, including weeding, edging, tree maintenance and shrub maintenance.

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

Each pruning will only be the common area items. Homeowners are expected to prune their own landscape within their lots.

<u>Item</u>	<u>Contract Date</u>
Fall clean-up	Thanksgiving Takes 3 or more days to complete

They will return in December after the rest of the leaves or majority of the leaves fall to do a second clean up.

Leaf clean-up will always be based on weather and timing of when the leaves fall. Each homeowner would still be responsible for cleaning up their lots as needed throughout the year. Homeowners are not permitted to blow leaves onto common grounds. Please dispose of the leaves properly. Contractors are permitted to work on Saturdays.

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Turf Applications Schedule

<u>Item</u>	<u>Contract Date</u>
Weed & Crabgrass Control	April 10 th – April 30 th
Fertilizer & Weed & Crabgrass	May 15 th – June 7 th
Fertilizer	August 20 th – September 10 th
Broadleaf Weed Control	September 1 st – September 21 st
Dormant Fertilizer	November 20 th – December 10 th

Tree Applications Schedule if applicable

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

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 turf, tree or pond applications are only done as needed and needs approval by the Board. An example would be for Lime treatment, Nutsedge or E.P.A approved pond treatment depending on what is needed for the common areas of the community. Homeowners can treat their lawns with additional treatment at their own expense. Our contractor will post signs prior to any turf applications being done. Pond treatments will not have prior notification and are typically done in April, July, and August (weather pending).

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.

No signage of any kind (other than open house and for sale/rent signs specified in "For Sale/For Rent" section). Please refer to the documents for our community you received upon the purchase of your home.

Fall Inspections will occur between the dates of September 15th and November 15th, 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(s).

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 Upper Dublin Township.

We hope you find this information helpful.