



## HCOA-Stoneleigh Terrace

This contract for Lawn Care Services, hereinafter contract, is entered into by and between, Cochran Lawn Care, hereinafter Contractor, and the Hampton Cove Owners Association, hereinafter HCOA, for lawn care services to be provided in the community of Stoneleigh Terrace (SLT).

### Contract requirements:

- Damage to property, including damaged sprinkler heads, will be reported to the HCOA office within one week of the incident.
- Consistent verbal and written communication, as needed, with the HCOA office. Notify the HCOA staff when lawns are too wet to mow or edge. The HCOA staff will notify residents about changes.
- Invoices to HCOA office by the fourteenth day of each month.
- Wednesday, Thursday, and Friday shall be the allotted days to mow.

### Contractor will provide the following services **from March 1<sup>st</sup> through Dec. 1st:**

- Mowing of all turf areas surrounding each address weekly with **mulching** mowers that are cleaned and maintained so that the grass does not collect, hamper mowing and/or drop large clumps of grass clippings on the lawn. Absolutely no clumps of grass may be left behind. The equipment used will be at the discretion of the contractor.
- Missed mowing must be made up as soon as possible. Bermuda and Zoysia lawns will be cut between 2-2.5 inches, and fescue between 3-3.5 inches. Should grass require mowing during December, January or February, it will be done at no additional charge. Additional mowing should be no more than once per month for those months.

### Contractor will provide the following services **year-round as needed:**

- Trimming with a weed eater of all turf areas around trees, borders, signs, concrete, seawalls, beds, mailboxes, etc.
- Blade edging of all curbs, sidewalks, and driveways. (Except when conditions are too wet)
- Cleaning hard surfaces – Clippings will be removed by blowers. No clippings will be left on porches, driveways, or sidewalks. Clippings will not be blown into the street or into storm drains, nor will they be allowed to collect in gutters on the street.
- Removal of all leaves-
  - Leaves will be removed from all areas by collecting and bagging leaves in the Fall, Winter, and early Spring.
  - Leaves will be mulched during "grass season" (late Spring, Summer, and early Fall)
- Debris, limbs, trash, etc. will be hauled away prior to mowing to maintain a neat appearance.



# Hampton Cove

- Basic pruning of trees annually and shrubs (not annual color plants) at least once quarterly. The contractor will remove new growth, in accordance with commercial standards of hedge clipping, trimming, and pruning. Shrubbery along sidewalks will be trimmed off sidewalk. Utility bed shrubbery shall be trimmed to at least 6 inches off the sidewalk and no higher than 4 feet. Contractor will cut down lariope (monkey grass) from lawns annually. A specific schedule for pruning follows.
  1. First prune: In January, contractor will prune perennials and plants, limb up trees up to 15 feet, and remove dead tree limbs. Common area trees and trees along sidewalks will be pruned up to 8 feet.
  2. Second prune: May – prune shrubs around homes. The contractor will confer with residents before and after this pruning only.
  3. Third prune: July – prune shrubs around homes.
  4. Fourth prune: September – Prune shrubs around homes.

## Optional services:

Homeowners may choose to obtain the following services from the contractor at a rate billed directly to the homeowner.

- Weekly bagging of grass (Price to be determined by contractor)
- One-time mulching of beds (Price to be determined by contractor)
- Weeding of beds (hourly rate- price to be determined by contractor)
- Push mowing of front yard \$5
- Push mowing of back yard \$5
- Pruning over 15 feet: Upon consultation
- Extra pruning outside of new growth: Upon consultation

## **Chemical Applications:**

### **6 times yearly – grass**

Services provided by *Greeson Turf* include pre-emergent, broadleaf weed control, slow-release fertilizer, and calcium limestone.

### **5 times yearly – trees and shrubs**

Services provided by *Greeson Turf* include nutrient rich fertilizer, horticulture oil, insecticide, and fungicide.

Contact ***Greeson Turf*** if weeds do not die 2 weeks after treatment.

Text or call: 256-527-4554

Email: [greesonturflc.com](mailto:greesonturflc.com)



### **Lawn Service Payment Schedule: Lawn Service Payment Schedule:**

1st Quarter	Billed on 1/1	Late 2/1
2nd Quarter	Billed on 4/1	Late 5/1
3rd Quarter	Billed on 7/1	Late 8/1
4th Quarter	Billed on 10/1	Late 11/1

**Quarterly Payments for Stoneleigh Terrace Patio Homes: \$472**

**Billing is done through Truist Bank. You may pay online using bill pay or by sending your payment coupon and check to Truist in Orlando, FL. Please do not drop off checks to the office — it is much more efficient to use Truist.**

### **HOMEOWNER RESPONSIBILITIES:**

- Turn off irrigation two days before the allocated mow day.
- No overwatering. If the lawn is too wet, it will not be mowed. This is to prevent damage to the lawn.
- Unlock gate, if applicable
- Animals are to be kept out of the yard during mowing.
- Adding bark mulch to beds and trees.
- Keep paths to lawns (front and back) free of obstacles (vehicles, contractors, etc.). If not free of obstacles, the lawn will not be mowed.
- Keep turf area clean of animal feces, toys, furniture on turf, statues, etc.
- Pruning trees and shrubs over 15 feet.
- Aeration
- Overseeding
- Adjusting irrigation correctly