

COUNTRYHOUSE LANDSCAPING 2024

The following contracted services are provided for residents and performed on a rotational basis across the properties.

SPRING CLEAN UP

- Removal of landscape debris that has accumulated over the winter months.
- Pruning to remove deadwood from plant material up to 10' high and 3" in diameter.

MOWING

- Before mowing, lawns will be cleared of any trash or debris.
- Grass should be cut to 3.5-4.5 inches depending on the season and existing site conditions.
- In summer months, lawn areas may not be mowed during periods of extreme drought or heat to avoid damage to turf crowns.
- All turfed areas including the Countryhouse side of Lassiter Ditch and state road right of ways in all of Countryhouse area are included in the mowing.

CLEANUP, EDGING, TRIMMING

- Front of houses, back of houses, porches, patios, walks, driveways, and parking areas will be blown clean on the day of mowing.
- All walks, curbs, and other edges will be edged during every other mowing and debris will be swept or blown clean.
- All bed lines, buildings, light poles, and other objects which meet the edge of the turf will be string trimmed during every other mowing.
- As necessary, lawn debris and leaves will be blown into wooded areas where they can decompose.
- Grass clippings will be kept out of beds and tree areas to alleviate buildup around trees.
- Grass clippings will not be blown next to houses or garages, so as not to have grass clippings touching siding.
- Branches that are neatly gathered and no more than six feet in length, and garden debris and clippings that are put in paper bags will be removed from roadsides Tuesdays and Fridays and hauled away. Please, only garden debris and clippings. No other kinds of trash.
- No plastic bags may be used.
- Christmas trees will be hauled away after Christmas.

WEED, INSECT CONTROL

- Bed lines, walkway cracks and mulched and pine straw areas maintained by contractor will be kept free of weeds using Roundup or equivalent sparingly.
- Special care will be exercised near flowerbeds.
- Ornamental shrubs will be sprayed as necessary to control insects and caterpillars.

NATURAL AREAS

- Large sticks and branches will be removed from these areas as needed.

LEAF REMOVAL

- Leaves and other seasonal debris will be removed once leaves begin falling.
- Leaves will be blown into wooded areas, not flower beds, where they can decompose, or mulched up and blown into mulched common areas.

FERTILIZING, AERATING, LIMING SEEDING

- All turf will be given an application of fertilizer (250 pounds per acre) in March when grass begins to grow.
- Fertilizer will be again applied in September if needed and approved by the Board in consultation with the Landscape Chair.
- Turf will be treated with lime when needed.
- Aerating and over-seeding will be performed in all turf areas in September as temperature allows – as needed and approved by the Board in consultation with the Landscape Chair.
- Certain areas behind houses and on shaded or steeply sloped areas where grass will not grow may be excluded.
- The contractor will purchase fertilizer, lime, and seed. The contractor will be reimbursed for the cost of the materials not exceeding the amount approved in advance after turning in the receipts.

PRUNING

- Shrubs under windows will be pruned to below windowsill height.
- Larger shrubs will be pruned below the roof line.
- Shrubs next to houses and garages will be pruned to stay 6" away from siding.
- The contractor will not maintain shrubs that require a ladder to prune. (The Contractor's insurance does not permit work from a ladder.) However, the Contractor will hard prune shrubs if it is safe for them to be hard pruned.
- Nandinas and mahonias will be pruned once a year, in late winter.
- Shrubs will be pruned to present a natural appearance whenever possible. (This means some shrubs require hand pruning—osmanthus, boxwood, laurel, Japanese plum yews, camellias, rhododendron, viburnums, gold mops, juniper, Illicium, leucothoe, and other large-leafed shrubs, as necessary.
- Shearing is permissible for fast-growing, small-leafed shrubs such as wax myrtles, hollies, loropetalum, barberry, ligustrum, and so forth.
- Allow plants to leaf out before pruning again.
- Prune for a natural shape, no flat tops.
- Winter/spring flowering shrubs will be pruned after blooming.
- Crepe myrtles will not be pruned except to remove dead wood, crossed branches, or thinning cuts and to remove leggy limbs.
- Ornamental grasses will be cut to within 6" of the ground in late winter.
- Hard pruning (cutting back to one foot from the ground) will be conducted in late winter for those shrubs that have grown too large and need rejuvenation.

PLANTING, SHRUBS AND TREE REMOVAL

- As requested by the Landscaping Chair and with the agreement of the Countryhouse Board, the Contractor will order, obtain, and plant shrubs and small trees as part of the basic agreement.
- Countryhouse will reimburse Contractor for the cost of these shrubs and small trees once receipts are submitted.
- Dead and diseased shrubs will be removed as requested by the Landscape Committee. The chair of the Landscape Committee and the Contractor will consult on small trees as to whether it is appropriate for the Contractor to remove them or if a tree service should do the work.
- Any dead tree limbs or low hanging tree limbs no higher than 10' will be removed as requested by the landscaping committee.
- Newly planted beds will be covered in mulch as directed by the Landscape Committee.

DRAINS

- All drains and drainage paths should remain clear of leaves and debris, to avoid clogging the drains.
- All drains and drainage culvert entrances are to be cleaned at least once per month, as well as after storms, to prevent flooding.
- Debris that is covering drains is to be bagged and removed, not just pushed back.

EMERGENCY AND POST STORM CLEANUP

- Removal of broken limbs that are still on trees if the limbs are less than 10 feet above the ground.
- Cleanup of limbs and debris that have fallen throughout Countryhouse.
- Determining what needs to be done:
 - Per the Countryhouse contract with Mill House, the Community Manager will evaluate damage as soon after the occurrence as possible.
 - Sometimes the BOD President and Landscape Committee Chair are able to get to the scene before the Community Manager and can begin evaluating the situation.
 - Ideally, after the situation has been evaluated, the BOD President, in consultation the Community Manager and the Landscape Committee Chair, approves the course of action.
 - For any work deemed appropriate for the Contractor, the Landscape Committee Chair will communicate to the Contractor what part of the work lies within the scope of the contract and what part is to be billed separately.
 - For any work to be done by a different vendor, the Community Manager will make the arrangements.

The above points represent the ideal course of action. Sometimes circumstances due to power outages or blocked roads might indicate a slightly different course of action. However, every attempt should be made to follow the above course of action if at all possible.

MULCH/PINESTRAW

- Mulch will be contracted separately. No mulch purchase for Countryhouse is to be made without prior approval of the Board.
- Pine straw will be contracted separately. No pine straw purchase is to be made without prior approval of the Board.

MANAGEMENT

- The Countryhouse Landscaping Chair will be the primary contact with the Contractor.
- Landscapers will maintain sufficient staff to meet the terms of this contract to ensure the tidy, harmonious appearance of all areas in Countryhouse.
- Any damage caused by workers to walks, drains, and so forth will be repaired or replaced by the Contractor. (However, walkway lights are the responsibility of the homeowners.)
- The Contractor will provide documentation of Workman's Compensation and public liability insurance that covers the supervisor and all workers to the Countryhouse management company, Mill House Properties, before a final contract is executed. The Contractor assumes all responsibility for claims or injuries associated with equipment or those employed by the Contractor.
- The contractor will supply all tools and equipment.