

Saddle Creek 2017 Contract Summary

Snow Removal - Lightning Landscape

- The snow removal contract is set up on a "per push" basis. This means that we get charged for each time Lightning Landscape comes out to do any snow removal, salting, or de-icing.
- Snow removal typically happens with snow accumulations over 2" and should happen within 2 hours of snow reaching this accumulation.
- The entire length and width of all streets will be cleared including any parking areas.
- Fire hydrants should be marked and cleared.
- Mailbox stands should be cleared for proper access.
- Salting is done for intersections, not the full street.
- The sidewalks near the pool house will be cleared and de-iced as needed using a de-icing chemical, not salt.
- Additional clearing/salting/de-icing can happen at the request of the subdivision.

Landscaping - Lightning Landscape

- **LAWN CUTTING :**
 - All mowers shall be set at a minimum height of 4 inches.
 - The Contractor will schedule the cutting to be performed on the same day of the week.
 - **EDGING OF WALKS, DRIVES:** All concrete walks and/or drives are to be edged (_13_) times.
 - All concrete curbs are to be edged (_13_) times. (If none specified, edging shall be done BI-weekly.) Debris and trimmings will be cleaned and removed from site the day the edging is completed.
- **SPRING CLEAN-UP:**
 - Remove all debris (sticks, papers, leaves, garbage, etc.) from turf areas, tree and planting beds, parking areas, and sidewalks. Transport debris from the property. The final clean up will be completed by May 15. NOTE: Refer to special instructions for additional area(s) to be cleaned i.e. courtyards, patios, and deck areas.
- **FALL CLEAN-UP:**
 - Rake, gather and remove all leaves and debris from the property in the fall, or as otherwise specified. The final clean up will occur no later than November 15 th . NOTE: Removal of debris shall constitute transporting debris from the site.
- **BED EDGING:**

- Bed edging is to be done (_0___) times per season. If none is specified, beds are to be edged 2 times. Bed edging is to create a clearly defined edge with edging debris removed from beds.
- WEEDING:
 - All common bed areas indicated in the Schedule of Services (1.2) are to be weeded and cultivated (__7__) times. All concrete and asphalt areas are to be treated (_0___) times. The cost is to include the application of weed control chemicals, if used by Contractor. The Contractor will be responsible for any damage to turf, trees, shrubs or flowers that are the result of his activity.
- SHRUB TRIMMING:
 - Prune shrub areas indicated in the Schedule of Service (1.6), removing all clippings from the property. Plantings may be pruned or sheared in order to retain a natural appearance. NOTE: Evergreens will not be formed into tight shapes unless otherwise indicated in the Special Instructions. Leafy shrubs, for instance, will be thinned and topped as necessary. Flowering shrubs will not be trimmed until the shrub has finished blooming. Shrub trimming should not be done during excessively hot weather or during a drought. The Contractor will exercise reasonable care to insure the minimal amount of damage to flowers and other plantings. The Contractor will notify the Management Agent with the date that the trimming will commence 7 to 10 days prior to the commencement of trimming.

Garbage - Rizzo Environmental Services

- Weekly trash and recycle collection on **Friday**.
- We will provide each homeowner with a **95 GALLON TRASH CART** and an **18 GALLON RECYCLE BIN**. A **65 GALLON RECYCLE CART** IS also available for \$2.00/mo billed directly to the home owner.
- Large item removals will be done on the scheduled collection day so long as the office is notified 24 hours prior to collection. One (1) large item will be picked up per month at no charge. Items must not contain hazardous waste such as Freon and need be out by 6:30 am on collection day.

Pool - Pristine Pools

Services Performed:

- Pool opening - once per year
- Pre-season services - once per year
- Closing - once per year
- Post-season services - once per year
- Daily Maintenance Program - daily service, 7 times weekly
- Daily Maintenance after Labor Day - daily service, 7 times weekly

- Bathhouse facility services - weekly
- Monthly chemical restocking - monthly
- State Lab Bacterial Water Analysis Service - once per year