



North Place Main HOA

Scope of Services

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<u>Service</u>	<u>Description of Services</u>
Weekly Lawn mowing:	Weekly mowing service includes care for all turfed Common Areas. The frequency of mowing sessions will be adjusted based on weekly weather conditions to ensure optimal lawn health. Grass clippings will be mulched by the vendor. Any exceptions to these services will be clearly outlined in an 'Exception List,' although at this time, there are no exceptions.
Weekly Edge Trimming:	String trimming areas are common area fences and planter bed edges. Hard edge trimming areas are common sidewalks, sports courts, and other hard surfaces, this will be completed on a bi-weekly basis.
Grass Fertilization:	Grass fertilizing will be applied 3 times a year, once in the spring and twice over the summer time, to all common turf areas. Grass fertilizer is a suggested blend by the landscaping vendor but is required to be phosphate-free and applied at a rate of 4lbs per 1000 square feet of turf area.
Planter Bed Pre Emergent Weed Application:	Planter Bed pre-emergent application will occur twice a year for all common area mulch and rock planter beds.
Plant Bed Weeding:	In addition to pre emergent a manual weeding of common area mulch and planter rock beds to be performed as needed, but no more than 3 times per year.
Lawn Weed Spray:	Broad Leaf weeds spray for all common turfed areas. Performed in spring and fall by landscaping vendor.
Community Leaf Cleanup:	Leaf cleanup will be provided for all of the common areas throughout the community. This service is planned for fall but is dictated and adjusted for seasonal weather patterns.
Curb Line Weed Spray	Curblin and Crack weedspray performed a maximum of 3 times to eliminate weeds in road and sidewalk cracks.
Pruning for Planter Beds:	This is a fall service for all common area shrubs, natural grasses, and perennials inside of planter beds. This includes dump fees associated with the haul-off of pruned plant material.
Care And Pruning Street Trees:	Street trees that are associated with the common space of the HOA, will receive clearance pruning on as needed basis, year to year. Fertilization and systemic treatment are applied to the trees every fall as part of the care process. As well as the systemic treatment tree rings are sprayed around all trees to prevent mower damage.



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Irrigation Startup (Spring):	The startup process, for irrigation related to Main HOA common areas, will include activation and coverage evaluation of each individual lawn irrigation zone to maximize water coverage efficiency. Any requisite repairs or maintenance arising from this evaluation will be the financial responsibility of the Main HOA. The scope of the startup service will include adjustments to watering days and/or times.
Irrigation Winterization (Fall):	Winterization of each common area irrigation system will include the blowout of the sprinkler lines to minimize any potential damage over the winter months due to freezing temperatures.
Snow Removal - 2" Threshold:	Snow removal services shall be activated for snowfall events that accumulate a minimum of 2 inches by the end of a snow event. The exact frequency of such services shall be contingent upon weather conditions. The contractual agreement with the designated vendor mandates that snow removal be completed within 24 hours following the accumulation of the aforementioned 2-inch threshold unless otherwise directed by the property management company. It is acknowledged that the frequency of snowfall events may vary significantly from year to year, resulting in corresponding fluctuations in annual expenses. The specific areas designated for snow removal include driveways, driveway approaches, home walkways, and public sidewalks. The scope of services explicitly excludes the removal of snow berms created by City street plowing, as well as the clearing of the covered entryway to the home.
Utilities & Dog Station:	Water costs associated with the irrigation of common areas within the Main HOA area. Electricity cost associated with street lights, irrigation clocks, etc for that infrastructure located within the Main HOA area. Repair, replacement, and equipment costs associated with the dog stations and trash cans.
Administrative Costs:	Include but may not explicitly be limited to the following costs: Board & Annual Meetings, Accounting, Legal, Insurance, Bank Charges, Postage, Website administration, Property Taxes, etc.
Management Fee:	This special service community will have community specific management fees related to the coordination and the oversight of these special services. It is imperative that community members communicate deficiencies in these services as they notice them, so that the management company can work to correct those deficiencies.
General Note:	This document is intended to detail out all included services. If a detail is not defined in this Scope of Services document, it should be considered not included. For example the following items are not discussed above and thus should be considered not included: replacement of dead plants, lawn diseases, damages to yard not specifically caused by a vendor, etc..