



COMPLETE LANDSCAPE MANAGEMENT PROGRAM COMPILATION OF SERVICES & DISCLOSURES OFFERED:

BASIC SERVICE:

TRASH REMOVAL/WALK PROPERTY: We remove all plant-pruning materials from your site, shred/chip the prunings at our shop and compost the material for mulch. We police trash on site (paper, cans, glass) and recycle glass and aluminum. We utilize your trashcan for non-recyclables and paper. We utilize mulching type lawn mowers to process leaves and pine straw from trees on your site. Fall leaves are to be mulched and then placed into beds or natural areas on your property for composting.

WEEDING: Shrub beds, natural areas with mulch and ground cover areas will be weeded on every visit during the year. We use *Round-Up* herbicide on any weed that we can safely reach without injury to ornamental plants. We hand pull weeds within the canopy of shrubs or ground covers. We use selective herbicide for persistent perennial weeds and grass control as needed. Your bed areas should remain 95% weed free. There will always be some weeds present in a fertile growing environment. Our intention is to always control weeds with no injury to shrubs, ground covers or trees.

SHRUB CARE: It is important to remember that pruning plants is a process, not an event. There is no one-day of the year that all the plants are pruned. Each species has very specific pruning needs based on flower production and the growing season. There will always be plants that require pruning in the landscape. Our first priority is pruning for bloom production, second is structure pruning for plant development and third is space management. Space management is most common in mature landscape environments. We must contain plants within the spaces allocated during landscape design. Our employees are trained on the most common landscape plants in Central Virginia. If you have an extensive planting with specialty items, we will inventory the plants and discuss proper pruning. Specialty pruning notes will be entered into your route sheet for our pruning technician's future reference. We will fertilize your shrubs one time each year to keep them growing and green.

MOWING: Prior to mowing, the turf areas will be policed for trash, tree limbs or obstructions. Turf will be completely and evenly mowed at a height most suitable for the species and the site's specific needs. In areas we cannot reach with a lawn mower, we will string trim the turf to the height of adjacent turf. We do not bag grass clippings. Turf grass research shows that by using proper mowers, it is better to return clippings to the turf for nutritional replenishment. This process is called grass cycling and it's a tremendous help to our environment.

EDGING: We will edge concrete borders such as walkways, curbs and driveways each mowing during the season with a mechanical steel blade edger. Bed lines that have been established by a vertical trench method will be edged as needed during the growing season.

CLEAN UP/INSPECTION: All concrete surfaces, patios, decks and parking areas will be blown clean of debris from the landscape maintenance process. This process will include the edges of streets in some applications.

BILLING: Around the 25th day of each month you will receive an invoice that accurately states a brief description of the work accomplished the prior month and the monthly charges agreed upon in your contract. You will receive a return envelope to send your payment. Credit card payment is also available for your convenience. Payment is due by the 10th day of the following month. A service charge of 2% per month may be added for delinquent accounts of 30 days or more. This agreement is based on 12 months of continuous service. 30 days written notice is required for cancellation by either party. **IN THE EVENT OF EARLY CANCELLATION, PRO-RATED CHARGES FOR WORK COMPLETED WILL BE ASSESSED ON THE FINAL INVOICE.** This agreement does not include clean up from excessive weather events including floods, high winds, earthquakes, fires, vandalism, accidents or other events beyond our control. Disputes regarding payment will be subject to arbitration in Chesterfield County, Virginia.

COMMUNICATIONS: Robbins Landscaping, Inc. provides a monthly e-news brief that includes suggestions for maintaining a beautiful landscape. We send educational pieces and give updates on seasonal lawn and plant care specials as well as personnel and community involvement at Robbins Landscaping, Inc. Additionally, you can follow our Blog and Facebook pages for education and entertainment.

PERSONNEL: A Landscape Maintenance Crew consists of a Crew Leader and a Landscape Maintenance Technician. You will become familiar with your personnel as we keep the same people assigned to your property. I encourage interaction with your Crew Leader on a routine basis. Your Account Manager will be able to discuss scheduling, answer technical horticultural questions and provide pricing for additional services or improvements to your landscape display. Our Office Administrator will be your initial phone contact at Robbins Landscaping, and will be responsible for billing questions, scheduling questions, work records and for passing information to appropriate personnel. Our team is committed to providing you with timely and professional service each day, each month, each year.

SCHEDULING: We will prepare a schedule of tentative visit dates each month based on the contract you sign.

- Our 52-visit program guarantees a visit every week of the year.
- Our 44-visit program reflects weekly visits during the growing and leaf seasons and 7 visits during the winter.
- Our 39-visit program reflects a visit most weeks during the growing season, every week during the leaf season, and 2 visits during the winter season.
- Our 35-visit program reflects 26 visits during the growing season, weekly visits during leaf season, and 2 visits during the winter.

We try to keep the day of the week consistent after start up. However, flexibility is needed due to weather, holidays, and Sundays.

CONTRACT PAGE: 2

ADDITIONAL SERVICES:

TURF-GRASS MAINTENANCE:

WEED CONTROL AND FERTILIZATION: Our program is designed to maintain a healthy, turf-type tall fescue lawn free of most broadleaf weeds and undesirable grass species. It consists of:

LAWN CARE TREATMENTS:

- Treatment 1: Pre-emergent crabgrass control, post-emergent broadleaf weed control & early spring fertilizer with iron.
- Treatment 2: Pre-emergent crabgrass control, post-emergent broadleaf weed control & spring fertilizer with iron.
- Treatment 3: Late spring fertilizer with slow release nutrients & broadleaf control.
- Treatment 4: Fall fertilizer with high phosphorus to promote healthy plants and new seedling development. The type of fertilization will depend upon over-seeding.
- Treatment 5: Late fall fertilizer to promote cold weather tolerance and healthy spring green up. Broadleaf weed control also applied.

FUNGICIDE PREVENTATIVE TREATMENTS:

Brown patch fungus is a common disease that affects turf-type tall fescue in late spring. Our series of 3 preventative treatments applied throughout the summer helps to prevent the occurrence of the disease in your lawn.

BERMUDA SUPPRESSION TREATMENTS:

Bermuda grass is a rhizomatous grass that spreads rapidly through turf-type tall fescue lawns. Our series of 3 suppressive treatments helps to reduce the occurrence of Bermuda grass in your lawn.

Pesticides are used at label rates and applied with techniques tested by the cooperative extension service. The first season we apply herbicide to your lawn, we **will not** have a completely weed free lawn, but you will notice a significant decrease in the weed competition in your lawn. It will be a combination of the entire landscape management program that will truly improve the look of your turf-grass.

FALL LAWN REJUVENATION: In Central Virginia, late-August through October is the best time of the year to rejuvenate a turf type tall fescue lawn. Our Lawn Rejuvenation Program is a three-step process consisting of Core Aeration, Overseeding and Fertilization.

If you are a client who contracts with us for full service landscape care and irrigation services, we begin your Lawn Rejuvenation by mowing your lawn shorter than usual and flagging your irrigation system to avoid damage.

We aerate your lawn with a core aerator to improve soil air and nutrient content and improve compaction. Next, we overseed your lawn with blue ribbon, turf type tall fescue seed applied at a rate of 6 pounds of seed per 1,000 square feet of turf. Lastly, we fertilize your lawn with a starter fertilizer compound specifically designed for fescue lawn rejuvenation.

If you are an irrigation client, we program your controller to promote seed germination in the first several weeks following the rejuvenation.

LIME APPLICATION: Lime applications are recommended for soil that is more acidic than the desired pH of a lawn soil.

Our crew can offer soil testing to identify the pH of your lawn and determine the need for lime application. The recommended rate of lime application is based on the current soil pH level.

In cases of acidic soil, a proper lime application can help promote healthy turf growth.

IRRIGATION SERVICE:

Irrigation is a critical element in managing a healthy landscape. Our Irrigation Service Program allows us to monitor the amount and frequency of supplemental water on your property to balance plant health and water conservation. Our program includes:

- **Spring start up:** Introduce water in to the system in a safe manner. Check backflow for proper operation. Make needed adjustments to heads. Program controller for correct information, change backup battery to retain information during power failures & set up program for adequate spring watering schedule. Test rain sensor for proper operation and make necessary adjustments.
- **Two Seasonal Inspections:** Performed in Spring & Summer. Check and adjust each irrigation head for proper coverage and operation. Adjust controller for proper watering times. Test rain sensor.
- **Winterization of Irrigation System:** Physically remove all water from the system, including all heads, valves, & backflow. Turn irrigation controller to the off position.

It is not a requirement to sign on to our Irrigation Service, however please note that we cannot guarantee your optimal turf health if we do not manage your irrigation.

***Please note parts and labor for repairs/changes invoiced separately.**

MULCH: Adding hardwood mulch to your landscape benefits shrub beds by helping to retain moisture, control weeds, prevent erosion, protect from temperature extremes and to improve the appearance of our bed areas and is critical to the overall success of our complete maintenance program. Our mulch is free of sticks, pinecones and debris. The fee quoted for mulch will include the following:

1. Delivery of mulch.
2. Establishment of a vertical trench to define the bed area.
3. Installation of mulch.
4. Removal of mulch from foliage of plants.
5. Clean up of all debris from installation process.
6. Proper disposal of debris.
7. Blowing of concrete surfaces & turf areas to clear debris.

Mulch must be replenished a minimum of one time per year, depending on your property's conditions. If your mulch begins to look thin or discolored, please contact our office staff about our mulching services.

INTEGRATED PEST MANAGEMENT: Mowing frequency, mowing height, fertilization and irrigation affect weed control. Managing these separate cultural practices is called the process of Integrated Pest Management (IPM). IPM is followed by Robbins Landscaping, Inc. to minimize the amount of pesticides used in your landscape and adhere to sound horticultural maintenance practices to keep our lawn healthy and growing. We will monitor your lawn for problems or changes in its appearance. If a problem is detected, we will contact you with a plan of action.

SNOW MANAGEMENT: Though heavy snowfall is rare in the Richmond area, we can provide Snow Management for your commercial property.

Every snow event is unique and the management approach will depend on the conditions of event. Snow management tactics may include pre-event treatments as well as post-event removal with plows.

FLORICULTURE: Seasonal color beds are used to draw attention to entryways of property, highlight sign areas or enhance views through the landscape. There are two seasons in Central Virginia for annual flowers. Summer annuals are installed in May through September. Winter annuals are installed in October through April. We will design a planting that works well in your property's conditions.