

The Basics of Eastside Landscape Service

Prepared by Wisteria Park's Eastside Landscape Committee

Dated 1/25/19

A number of Eastside Homeowners have expressed uncertainty as to what landscape services they receive. The contract with West Bay (available on the Wisteria Park HOA Website) covers **Basic Landscape and Irrigation Services** as described below. In addition to these services, Eastside residents receive:

- 1) Annual trimming of Queen and Sabal (Cabbage) Palms over 15 ft. high. *Self-pruning palms, such as Arecas, Fox Tail and Christmas Palms are not included.*
- 2) Annual mulching of landscape beds and tree rings

The total per household cost is about \$127 a month (\$382 per quarter). We believe this is a very good price for the services we receive.

Basic Landscape Services Provided:

1. **Turf...** West Bay normally mows lawns weekly April – October and bi-weekly at other times. The service includes trimming, edging, blowing of clippings and removal of debris. Periodic lawn fertilizer, herbicide and pesticide applications are done, also. In addition to scheduled applications, West Bay will (between applications) provide for recognition, diagnosis and treatment of turf diseases and most turf related insect activities.
2. **Shrubs and Planting Beds...** West Bay normally prunes shrubs every six weeks April – October, and every other month November – March. Shrubs are pruned in character to each plant. Some plants are hard pruned to encourage better, thicker growth. Ficus hedges, for example, are periodically trimmed to a 6 ft. height. Hibiscus bushes are hard pruned periodically, also. Bed borders and tree rings are edged every other mowing. Area is blown clean. Periodic fertilizing is done as appropriate for the season. West Bay is responsible for recognition, diagnosis and treatment of diseases and insect activity. Chemical weed

- treatment is applied to beds and pavement cracks. Homeowners who don't want chemical treatment are responsible for their own weed control. Minimal hand weeding is done by West Bay.
- 3. Trees...** West Bay periodically prunes live oaks and certain other trees to maintain a natural looking 8-foot clear trunk, allowing for clear visibility. Sucker growth, limbs, etc. beneath the canopy are removed.
Pruning is limited to heights within reasonable reach from the ground.
This limitation also applies to trees close to walls or touching roofs.
Self-pruning palms are not trimmed. These include Areca, Fox Tail, Christmas, etc. Most other palm varieties are trimmed if fronds are 15 feet or less. Height is based on where frond meets trunk.
Queen and Sabal palms over 15 ft. are trimmed annually.
 - 4. Irrigation...** West Bay provides ongoing irrigation service including:
 - Monthly inspection of irrigation systems
 - Cut turf away from sprinkler heads as needed
 - Cleaning, adjustment, replacement of heads as needed
 - Set timers for best efficiency, avoiding low pressure in dry weather
 - Check valves
 - Emergency repair of irrigation systems and replacement of timers

To maintain health of landscape, defective timer boxes, valves and solenoids are replaced at no additional charge to homeowners.

IMPORTANT INFORMATION:

West Bay can provide extra landscape service *at additional cost* to homeowner on an ongoing or occasional basis. Please email: nicole@sunstatemanagement.com to arrange a no obligation meeting with our West Bay Account Mgr. Matt Stewart.