

Blade Runners' Specifications

A. GROUNDS MAINTENANCE

1. Turf Mowing /Trimming

in contract *optional*

- **Mowing:** All specified turf areas will be mowed, on average, every 7-14 days to a height of 2.5-3.5 inches. Mowing height may be adjusted upon request. During rainy or extended dry periods, the mowing frequency may change. Grass catchers will be used on islands with clippings removed from the property. Excess grass clippings will be raked as needed to maintain a neat appearance.
- **Blowing/Trimming:** Blowing of grass clippings and minor amounts of debris will be dispersed evenly to surrounding turf areas at each mowing visit to maintain a neat appearance. This will include all sidewalks, plazas, parking areas, walkways, and curbs where there is turf adjacent to the area. This service does not include removal of large amounts of curb debris from the site, which is an extra service. In the early fall prior to leaf removal outer curb blowing will be suspended if the leaf build-up will create a mess. In conjunction with each mowing, trimming shall be performed around trees, buildings, signs, etc. within the specified turf area.
- **Debris Removal:** Minor amounts of debris will be removed from turf prior to mowing. Examples of this would be pieces of paper, bottles, cans, and limited amounts of small twigs. Items such as cigarette butts, and tiny twigs throughout the common area would not be included. Major amounts of debris, such as trash receptacles, doggies stations, branches from a wind storm, and unusual homeowner generated debris, will be considered the responsibility of the owner or agent and will be removed, with consent, prior to mowing on a cost-plus basis by the contractor or incorporated into a waste debris service as listed in item C-4.
- **Planting, fence posts, siding and other structures:** All structures should have a minimum 18-inch mulch, stone or other border to reduce the possibility of damage. Blade Runners is happy to work with you to establish protection areas but cannot assume responsibility for damage items that do not have an 18-inch border.

2. Edging/Sidewalk Weeds

in contract *optional*

All designated sidewalks and curbs, that have maintained turf adjacent to them, will be edged to a depth of one inch every other mowing to maintain a neat appearance. All sidewalks and curbs will be blown clean of all debris left over from each edging. Round Up or an equivalent non-selective herbicide will be sprayed on weeds and grass growing in sidewalk cracks, curbs and parking areas.

3. Bed Maintenance

in contract *optional*

All contracted *mulched* ornamental tree and shrub beds shall be weeded with each mowing cycle. The beds will be treated with pre-emergent prior to mulching in the spring and with a non-selective herbicide throughout the season when necessary.

4. Tree Pruning

in contract *optional*

(January-April) Sucker growth and limbs obstructing street signs, streetlights and walkways will be "hazard" pruned during the season. All pruning cuts will be made to lateral branches, buds, or flush to trunk. No stubbing will be allowed. All resulting branches and debris will be removed from the property. Large-scale pruning to improve shape of trees is considered corrective pruning and is an additional service.

5. Shrub Shearing & Pruning

in contract *optional*

All ornamental shrubs, within reach from the ground up to a maximum height of 12 feet, shall be selectively pruned to maintain the natural habitat of species. Shrubs will be pruned to correct uneven growth, remove non-variegated stems, stray shoots and dead, damaged, or diseased wood. Previously un-sheared shrubs such as Rhododendron, Azalea will be hand pruned as necessary. Overgrown shrubs and plant masses such as Forsythia, large Juniper etc. will be lightly sheared and recommended for renovation pruning. Standard horticultural pruning practices will be observed so as not to damage plant material. Mechanical pruning devices shall be used to trim hedges and to conform to previous maintenance practices indicating shearing has been performed. Pruning of more than two years' growth is considered renovational and will be priced separately.

6. Perennial and Bulb Maintenance

in contract *optional*

Maintenance of perennials in designated beds will include the cutting, pruning or pinching as necessary to maintain healthy growth and resurgence for the next growing season. Frequency and type of service varies with type of perennial. Examples of these perennials include Liriope, Day Lilies, Black Eyed Susan, Salvia, Daffodils, Tulips and other perennial plants.

B. MULCHING

1. Mulching

in contract *optional*

(February 15 - April 15) All *previously mulched* tree rings and shrubbery beds shall be mulched using premium quality double shredded hardwood mulch to a depth of two (2) inches. Tree rings will be shaped in such a way that they will look uniform in diameter and height with the mulch pulled away from the trunk of the tree, allowing for healthy bark development. All weeds and debris will be removed, and an application of bed pre-emergence will be done prior to mulching to control weed growth. *Pine trees shall not be spade edged or mulched with hardwood mulch, but will be allowed to utilize their own pine needles for mulch.*

If it is determined that there is an excessive amount of mulch previously applied in any area, it will be removed prior to any new mulch installation on a cost-plus basis. Excessive decomposed mulch will be recycled into tree areas and used as a "top-dressing" for thin turf areas.

2. Bed /Tree Redefinition or Edging

in contract *optional*

(February 15 -April 1) All *previously edged* beds and tree pits will have a defined edge cut at a 2-3 inch depth. All debris shall be removed from the property. No edging will be performed where it would damage the root system of the tree.

3. Fall Mulching

in contract *optional*

(August 15-October 1) In the fall mulch areas will be turned and new double shredded hardwood mulch shall be applied to the depth of 1" in high profile areas where appropriate.

4. Tot Lot Chipping

in contract *optional*

Tot lots will be maintained to a four (4) inch chip level. Perimeter control of tot lot area to control encroaching branches and grasses will be performed.

C. LEAF REMOVAL AND PROPERTY CLEAN-UP

1. Leaf Control/ Removal

in contract *optional*

Modern methods to control and remove leaves shall be used throughout the season to maintain a neat appearance of the property. Starting in early fall, mulching blades will be used to grind and return important leaf nutrients to the soil. During heavy leaf periods, removal of leaves in conjunction to using mulching blades will be used to clean the property while reducing the quantity of leaves removed from the site and again to return important nutrients to the soil. Removal of leaves from property to include specified turf areas, mulched beds, parking areas and streets. Leaves will be removed from beds on the final clean up. Fallen leaves near natural areas will be recycled into the wooded areas as appropriate.

2. Spring Clean-up

in contract *optional*

(February -March)-A general clean up of common area shall be performed in early spring to remove leaves, sticks and debris accumulated over the winter.

3. Parking Lot Clean-up

in contract *optional*

(March -May)-A one-time cleanup of all parking areas will be blown free of debris accumulated during winter months. Debris will be picked up and removed from the site.

4. Trash/Waste Service

in contract *optional*

(Jan – Dec) This service can vary according to the unique needs of the community. Items such as trash receptacles, doggie stations, general trash, large trash, or automatic windfall cleanup may be part of this service. The actual service will be reflected in the notes of the pricing structure or by separate addendum.

5. Perimeter Control

in contract *optional*

The encroachment of woodlands onto your property may result in: damages to turf, increased growth of moss and other undesirable ground coverage, damage to residential fences and costly drainage problems. This service includes clearing an area at the perimeter of your property of brush, vines and encroaching branches up to 13 ft tall.

6. Curb Gutter Clean-up

in contract *optional*

Contractor to clean curb gutters and remove all debris from the site. Contract will not blow debris and disperse it in the common areas of the property.

D. D. TURF CARE PROGRAM

Blade Runners' goal is for your property to have the most vibrant, healthy landscape with the safest and most effective products on the market. We use agronomic applications that enhance the health of the turf while eliminating unwanted plant species. Material safety data sheets for all products used are available at your request. Below see BladeRunners Turf Care Schedule:

1. Pre-emergence crab grass control

in contract optional

- **Visit 1:** Pre-emergent products shall be applied to all specified lawn areas to control the germination and growth of annual grass type weeds.
- **Visit 2:** Second application to high profile areas such as strips, islands and entrance areas.

Products used: Dimension, Barricade, Pre-m

2. Broadleaf Weed Control Application

in contract optional

- **Visit 2:** This is a spray product that is applied where broadleaf weeds are encountered. This application kills visible weeds such as clover, dandelions, chickweed, etc. One application will usually eliminate 60-75% of the weeds, dependent on weather conditions and soil temperature.
- **Visit 3:** Mid-summer application to control summer weed varieties and crabgrass.
- **Visit 4:** This third broadleaf application is meant to eradicate the remaining weeds that were missed during application #1 & #2, and also eliminate the weed species that thrive during the fall.

Product used: Trimec, Three way, Strike three (ultra), Acclaim, Drive 75

3. Fertilization

in contract optional

- **Visit 1:** Small amount of nitrogen and micronutrients included with the pre-emergent crab grass control application.
- **Visit 4:** a spreader broadcasts a granular product fertilizer. It provides the grass with the nutrients necessary for vibrant color and strong root growth.
- **Visit 5:** Additional granular product that gives the turf winter protection, and early color in the spring.

Products Used: Lebanon, Country Club, Lesco (All slow release nitrogen products).

4. Organic Fertilizer Upgrade

in contract optional

- Through the use of organic fertilizer we can greatly enhance the composition of your soil, an excellent addition for properties that suffer from heavy clay composition. In place of the conventional fertilizer, we use a 3-step treatment program of "Harmony" Fertilizer (<http://www.harmonyproducts.com/index.htm>). It involves the use of three times as much product as is normally applied.

5. Herbicide/Pesticide Posting

in contract optional

Contractor to post sign(s) in the community entrance(s) 48hrs prior to the application of any herbicides or pesticides. Sign to contain the application date and phone number for residents to call in case there are any questions.

BLADERUNNERS TURF CARE SCHEDULE				
Visit 1	Visit 2	Visit 3	Visit 4	Visit 5
March 1 - May 15	May 15 - June 30	July 15 - Aug. 30	Sept. 15 - Oct. 31	Nov. - Dec. 20
PREEMERGENCE CRAB GRASS/ FERTILIZATION <i>Application #1</i>	PREEMERGENCE CRAB GRASS <i>Application #2</i>			
	BROADLEAF WEED CONTROL <i>Application #1</i>	BROADLEAF WEED CONTROL <i>Application #2</i>	BROADLEAF WEED CONTROL <i>Application #3</i>	
			FERTILIZATION <i>Application #2</i>	FERTILIZATION <i>Application #3</i>

E. TREE AND SHRUB PROGRAM

Blade Runners uses an Integrated Pest Management “IPM” approach to control insect infestations on your ornamental trees and shrubs. Our goal is to use the product that offers the least environmental impact while giving optimal protection to these plants. *Below see BladeRunners Tree and Shrub Care Schedule:*

1. Pest Applications/Disease Control

in contract optional

- *Visit 1:* In early spring, dormant oil is applied to control scale, aphids, mites, and adelgids to all ornamental trees and shrubs under 18 feet in height.
- *Visits 2-7:* Regular inspections of ornamental trees and shrubs, for evidence of pest infestation shall take place throughout the season. Applications are made only to the affected areas with a product best suited for the particular pest. (*Excludes Gypsy moths, Japanese Beetles and Borers*).
- *Visits 2-7:* A Blade Runners’ certified IPM manager will also carefully review the property for any diseases of ornamental trees and shrubs and will recommend, as appropriate, an EPA certified treatment.

2. Shrub Fertilization

in contract optional

- *Visit 1:* All specified ornamental shrubs and trees will be surface fertilized in early Spring prior to mulching with a slow-release organic fertilizer (18-5-9) at the rate of 3-5 lbs. per 100 sq. ft. of bed area. Ericaceous plants (azaleas, hollies etc.) will be fertilized with Holly tone or equivalent at the manufacturers recommended rate.

3. Tree Fertilization

in contract optional

- *Visit 7:* Fertilization of selected deciduous and coniferous trees up to 18 feet in height takes place in the fall. Designated trees will be maujet injection fed, known to be highly more effective than traditional deep root feeding.

BLADERUNNERS TREE AND SHRUB CARE SCHEDULE						
Visit 1	Visit 2	Visit 3	Visit 4	Visit 5	Visit 6	Visit 7
February-March	April	May	June	July-August	September	October-November
DORMANT OIL						
PEST INSPECTIONS AND CONTROL						
SHRUB FERTILIZATION					TREE FERTILIZATION	

F. TURF ENHANCEMENT PROGRAM

1. Aeration *in contract* *optional*

(August -October) All thin and bare areas will be core-aerated (terrain permitting) in order to relieve soil compaction, increase water retention and control thatch build-up.

2. Seeding *in contract* *optional*

(August -October) Over seeding of thin and bare areas at a rate of 6-lbs/1,000 ft² shall be completed in areas that receive direct or partially direct sunlight. In shady areas or areas where drainage problems occur, other methods for turf reestablishment will be recommended. Seeding is highly recommended when done in conjunction with aeration.

3. Liming *in contract* *optional*

(July - November) Lime alters the pH level in the soil. A pH level of 6.0-7.0 is the optimum range for soils in this area. Proper pH level is important because it allows grass plants to make full use of fertilizers. A soil test will determine the amount of limestone necessary for application.

Additional Optional Services

G. SEASONAL ANNUAL DISPLAY

1. Annual Installation *in contract* *optional*

A flower rotation will include the specific rotations per design established by **Blade Runners** and the customer, typically 3 rotations per season. **Blade Runners** will provide all labor, tools, materials, and equipment necessary to perform the following Season Flower Rotations. Installation of seasonal color shall be in accordance with the *Landscape Specifications Guidelines*, which includes:

- ❖ Beds will be edged to a depth of 3" redefining them from surrounding areas.
- ❖ Existing planting beds will have soil loosened to a depth of 4" to 6". Beds may be mounded to encourage proper drainage.
- ❖ Organic material will be spread over the bed area to a depth of 1"
- ❖ Fertilizer shall be top dressed over the bed areas at the rate of four pounds of 14-14-14 slow-released, fertilizer per 100 square feet.
- ❖ Bed areas will be weeded.
- ❖ Removal of previous flower rotations.
- ❖ Annual flowers/bulbs are not guaranteed unless covered with watering option approval (see Section H).

H. WATERING

in contract optional

Contractor will provide regular watering service with the goal to maximize the impact of the annual display. Watering will occur on an as needed basis, at the discretion of the contractor, as weather and plant needs dictate. Watering to include regular applications of fertilizer as well as water retention products.

I. IRRIGATION SYSTEMS MANAGEMENT N/A optional

*This service is to provide a preventative maintenance program to ensure the optimum, uninterrupted operation of your irrigation system. **Blade Runners** will visit the site 4 times per year to thoroughly inspect all irrigation system components. Service visits are as follows:*

A. Initial Spring Start-up: Turn on system at all points of connection. Inspect pumping systems and point of connection. Inspection of system will also include the following:

Controller: Run through all cycles of all controllers. If the controller is solid state, inspect back-up power source and replace batteries if necessary. Reprogram the system as necessary to adjust for seasonal weather conditions.

Solenoid Valves: Regulate the water flow of each zone by adjusting the flow control valve to achieve optimum spray head efficiency and coverage.

Spray Heads and Rotors: Inspect and adjust all heads and rotors to obtain maximum coverage and efficiency. Determine improperly specified heads and report proposed improvements to the Client. Clean out dirt and debris from blocked heads and rotor cases and where pop-up heads are stuck in the up position. Replace nozzles as needed. Adjust head alignment and coverage as needed. Adjust the angle, height, and support of each head.

B. Preventative Maintenance Inspections: Two additional inspections will be made in July and September to ensure that the system is working properly. A report of each inspection will be submitted to the Client stating the results of inspection with any adjustments made and recommendations for additional repairs.

C. Fall Winterization: A complete inspection will be performed. The system will then be shut down by turning off all main shut-off valves. All water in the main lines, lateral lines and heads will be blown out utilizing an air compressor.

J. SNOW REMOVAL

in contract optional

During these extreme weather conditions, Blade Runners' general policy is to keep your streets safe at a minimal cost to you. As a rule of thumb, we follow Virginia Department of Transportation's lead on plowing and sanding applications. This will be in conjunction with guidelines set forth in these specifications. Please see the optional recommendations sheet for hourly rates.

➤ **MINIMUM:** The hourly minimum applies to the first visit per snowfall. Follow-up visits would be billed incrementally. Unless it is an extreme snowfall the subsequent visits are generally less than the hourly minimum. There is no charge for travel time.

➤ **MATERIAL:** Material is charged on a use basis.

1. ROAD CLEARING – two forms of service

- ❄ **Common Road Areas:** *This service is limited to the streets in the community that are not maintained by county plows.* Individual parking spaces and/or pool parking lots are not included in this service but can be plowed at the request of an appointed representative, at our hourly rate the day following a storm.
- ❄ **All Road Areas:** This service includes automatic plowing of all paved parking surfaces at each visit. This includes vacant parking spaces of three (3) or more abreast. In cases where the customers want single or double spaces plowed a loader will be needed (see loader service).
 - ❄ Snow plowing services will be provided for all designated property streets not obstructed by cars on an as needed basis after an accumulation of **two (2) inches**. Customer agrees to allow Blade Runners to decide if snowplowing is warranted based upon snow accumulations in your area. Customer understands that any change in the above can result in less timely service. Plowing shall continue automatically as weather conditions dictate after an additional accumulation of two (2) inches.
 - ❄ Customer understands that, depending on conditions, contractor may have to go over lot once to clear heavy snow and make roadways passable and then re-plow lot to clear remaining snow.
 - ❄ Snow shall be pushed to cause the minimum inconvenience to the most homeowners. Areas such as islands, empty parking spaces and open areas shall be used. It is recommended that spaces next to islands be left open during extreme snowfalls.
 - ❄ **This contract does not include removal of snow from the site.** Snow will not be picked up and placed on other parts of the common area as part of the plowing service. (see loader service). The cleaning of single or double parking spaces will also need loader service as it is too difficult for our trucks to plow these tight areas.
 - ❄ **This contract does not include clearing of snow behind parked cars.** During extreme storms up to a foot of snow can accumulate behind parked cars as a result of snow clearing. This may re-accumulate during subsequent plowings.
 - ❄ Contractor is not responsible for damage to snow covered items such as speed bumps and parking stays when providing snow service.
 - ❄ Contractor is not responsible for servicing areas obstructed by vehicles, equipment or other property.

2. SANDING & CALCIUM CHLORIDE APPLICATIONS

Since we often get ice storms in Northern Virginia, sand & Calcium Chloride will be spread on the properties to ensure safety. This treatment on the property's streets will be done at the discretion of the contractor, pursuant to weather conditions. During inclement weather, we carefully monitor the [Virginia Department of Transportation's lead on sanding applications](#). It is understood that sanding & Calcium Chloride treatments to streets will not provide traction equivalent to dry pavement.

3. WALKWAY SERVICE – two forms of service

❁ Premium Walkway Service:

This service is for clients who are sensitive to ice conditions and want a high level of service. Blade Runners will closely monitor the weather and take the needed steps to keep your walkways clear. In cases where there is an ice storm we will apply the needed abrasives to the walkways. Blade Runners will work at all hours of the day and night to accommodate this service. After a storm has ended we will make regular site visits to control melting and re-freezing issues. There will be close communication with the appointed property contact to address any concerns.

[Customer understands that sidewalk crews may not work safely if temperature and wind conditions combine to make wind chill factors below 5 degrees Fahrenheit, or precipitation creates an unsafe or hazardous condition. Customer agrees and understands that Blade Runners Inc. reserves the right to stop working in these severe conditions without penalty so as not to force unsafe conditions upon our employees.]

❁ Standard Walkway Service:

This service is for those that would like walkway clearing service only in cases of substantial snowfalls. We begin servicing these accounts after 4" of accumulation. The focus of this service is to clear snow from the walkways and make the areas passable. This work is generally completed within 48hrs from the end of the snowfall.

4. LOADER SERVICE - two forms of service

❁ Premium Loader Service:

Blade Runners will provide loader service when this service is necessary to keep roadways clear at contractor's discretion. Problem accumulations shall be picked up and moved to more suitable locations in the common area. This service is to be performed during the day following the initial snowfall and will have service before standard clients.

❁ Standard Loader Service:

Blade Runners can provide loader service at the customer's request. Problem accumulations shall be picked up and moved to more suitable locations in the common area. This service is to be performed during the day following the initial snowfall. Customers shall be serviced on a first-come-first-serve basis after the premium clients have been serviced.