

Fairway Villas Bungalow Units - Landscape and Snow Removal Scope of Work Service Clarification

10/01/2020 ALM

	Service Fee Responsibility	Frequency	Owner Responsibility	Comments	Contracted cost basis
<b>Snow Removal</b>					
Sidewalks on street frontage	X	Trace		Required by Denver Municipal Code to be completed no later than 24 hours after snow storm is finished.	A
Walks from sidewalks to front stoops	X			Based upon current practice, retain	A
Driveway Paths from rear Bungalow units - front stoops to street	X	Trace		Single 48" wide path across driveway, but path connects to each front stoop, and includes steps up to front stoop. Path is supposed to be on one side of driveway centerline, preferably in "sunniest" zone of driveway. Complete at same time as sidewalks on street frontage.	A
Full Driveways	X		Owner responsibility when only driveway paths are done by TCMD	"2 inch Trigger" meaning when snowfall is 2 inches or more. Complete at same time as sidewalks on street frontage.	A
<b>Landscape</b>					
<b>Spring System Startup</b>					
Close manual drain valve(s)	X				B
House supply water turned on	X				B
Spring Backflow setup and confirm no leaks and working properly	X				B
Initiate each zone, visually verify flow and coverage, adjust spray heads or repair as required	X				B
Verify drip system is working to all plant material	X				B
Verify controller is working properly, and set timing for frequency and time "on" for each zone	X			Verify zone locations in yard are labeled in controller	B
Spring plant material pruning	Variable			Flowering shrubs in fall, all others spring and fall	B
Irrigation Controller backup battery replacement		As needed	X		

Contracted Cost Basis Code

A = Hourly Basis for work performed. Equipment used will affect hourly basis cost.

B = Blanket contract for season. Billing is on a per unit basis, and contract is prorated over an 8 month period.

C = Hourly labor plus materials

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<b>Summertime Care</b>					
Aeration	X	Once			B
Grass cutting	X	Weekly			B
Sidewalk and driveway edge trimming	X	Every 2 weeks			B
Fertilization	X	6 times per season			B
Insect control				Not covered	
Weed control	X	5 times		One pre-emergent, 4 post emergents	B
Irrigation repairs: damaged or missing sprinkler head(s), leaks in pressure water lines into valve box(s), problems with vacuum breaker holding seal under pressure, malfunctioning irrigation controller	X	As needed		Under \$250 use work order system through Westwind. Homeowners - if damage to sprinkler heads is observed as a result of mowing operations, take info down on date and time mowing occurred, and fill out work order for repair through Westwind. Include info on date and time damage occurred in work order. Timberline indicates damage caused by mowing operations should be responsibility of landscape company to repair at no cost to Bungalow Fee structure.	C
Verify irrigation system working properly - visual inspection of turf, tree and plant material health, and evidence of hot spots requiring adjustment or system repair	X	Regular Basis		Homeowner needs to be proactive for these types of problems, as it's not certain that the work crews will properly report evidence of the system not working properly. Homeowner to request repairs by using work order system through Westwind	B
Monthly irrigation system controller adjustments for irrigation frequency and amounts	X	Regular Basis			B
Tree mulch maintenance				Not covered	
Prune dead material off plants as needed	X	As needed		Flowering shrubs in fall, all others spring and fall	B
<b>Fall Irrigation System Shutdown</b>					
House supply water turned off		Once	X		
Blow out system	X	Once			B
Open manual drain valve(s)	X	Once			B
Prepare vacuum breaker for winter conditions	X	Once			B
Interior waterline draindown at shutoff valve		Once	X		
Prune dead foliage off plants	X	As needed		Flowering shrubs in fall, all others spring and fall	B
<b>Winter Care</b>					
Water trees	X	As needed			A
Water other plant material	X	As needed			A

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Other					
Tree replacement	X			material is to be replaced when "completely dead" Request replacement via Westwind work order system.	C
Other plant material replacement	X			material is to be replaced when "completely dead" Request replacement via Westwind work order system.	C
Integrity of edging between turf and mulch areas	X			damaged or missing pieces of edging, or edging coming out of ground	C
Homeowner added plant material				Not allowed	
Add drip lines to plant material				Not allowed	
Homeowner Backyards					
Drip irrigation installed by Oakwood			X		
Plant material installed by Oakwood			X		

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