

ORCHARD PARK HOMEOWNERS ASSOCIATION

c/o Acri Commercial Realty, Inc.

290 Perry Highway

Pittsburgh, PA 15229

www.orchardparkhoa.net

LANDSCAPE SPECIFICATION AND REQUIREMENTS

SPRING CLEANUP TO BE COMPLETED BY MEMORIAL DAY

Conduct a general spring clean up of grounds to include:

1. Remove all tree and shrub branches lying on the grounds.
2. Cut off any tree and shrub branches broken and hanging from trees or shrubs.
3. Remove collected winter litter from grounds and shrub beds.
4. Remove all leaves from lawn and shrub beds.
5. Remove all expired vegetation.
6. Cut down expired weeds within 2 feet from the perimeter of the property and within 2 feet from the grass line and remove from property.
7. Edge all mulch beds, driveways, and side walk areas- minimum 2 times during the mowing season.
8. Mulch all beds- minimum every other year. (Mulch should be 2 inches deep to prevent weeds)

MAINTAIN ALL LAWN AREAS TO INCLUDE:

1. All litter (bottles, cans, paper, etc., encountered during the landscape season shall be picked up and properly disposed of.
2. Cut all lawn areas each week, between April and December. Mow lawn to depth of 3-4 inches to prevent grass burning and dying out.
3. Line trim all grass, that cannot be cut with a mower, around shrub beds, trees, buildings, sidewalks, curbs, streets, parking areas, lamp posts, mailboxes, air conditioning units and any other obstructions within the grounds each time the lawn is cut. This includes grass growing between sidewalk slabs and cracks in the asphalt.
4. All sidewalks, driveways, mulch beds, etc., must be re-edged a minimum 2 times per mowing season- see above.
5. All grass clippings are to be removed from the walks, patios, roads, curbs, and all other non-lawn or shrub bed surfaces.
6. No grass clippings or yard debris are permitted to be dumped within the community including on common grounds. Grass clippings and debris shall be disposed of properly.

PLANTING AND TREE BEDS:

1. All beds are to be weeded on a weekly basis to maintain all beds free of creeping weeds or vertical weeds.

FALL CLEAN UP TO INCLUDE:

1. All leaves must be raked and removed from the lawns, shrub beds, sidewalks, driveways and roads, three times during the fall season, once during early November, once in late November, and once in early December.
2. Remove all expired vegetation.
3. Remove any items lying on the ground, lawns or beds that could damage the same by remaining over the winter.
4. Remove all trash or garbage on lawn areas or in shrub beds.

PRUNE SHRUBS TO INCLUDE:

1. Pruning of shrubs when needed seasonally at the proper time for each variety of hedge or shrub.
2. All clippings must be removed from the hedges, shrubs, beds and property the day of the pruning.
3. Street trees should be pruned to 6' per Township Ordinance.

LAWN FERTILIZATION RECOMMENDATIONS:

1. Fertilizer, weed and crabgrass control during March-May time frame.
2. Grub control treatment during April-June time frame.
3. Fertilizer, weed and surface insect application during May-July time frame.
4. Granular fertilizer with spot weed control during July-September time frame.
5. Fertilizer and weed control during September-November time frame.
6. Lime application during September-November time frame.
7. Late fall fertilization through November-December.

LAWN RECOMMENDATIONS:

1. In the fall September-November aerate all lawns and over seed in fall for maximum new growth in the spring.