



BLAND
LANDSCAPING CO. INC.



2020 Landscape Town Hall Presentation:
Carolina Preserve HOA

Contract Overview

- NEW ADDED ITEMS:
- More Mowings
- Lime application
- Rose fertilization in parks
- Deer Repellant in common areas
- 1 additional leaf collection
- Bulb Maintenance in common areas
- Additional pruning if needed and approved



- **Mowing** will be done on a weekly basis up to 30 times during the growing season beginning in April.
- **Shrubs** are trimmed two times per year, with a third pruning option upon approval by the HOA Board based on growth newly added to the contract. The first round of pruning will begin in May and the second round will begin in July. A third pruning will be based on need and growth.
- **Mulch and Pine straw** will be installed beginning in February This year, triple shredded hardwood mulch will be used. (no dye).

- **Weed control –Not weed Eradication** - herbicide for spring and summer weeds will be applied in February and again in October. Weed control in lawns and beds will be ongoing throughout the year on a weekly basis.
- **Fertilization** package includes treatments in April, June and September. Added this year is one application of lime in the fall, based on soil samples.
- **Deciduous trees** will be pruned as needed up to 12 ft. and to remove dead branches and limbs between the months of December and February. Trees will be trimmed one time per year. During the year, any trees with lower limbs obstructing pedestrian or vehicle clearances will be pruned during regular contractor visits.

- **Dormant oil** will be applied to deciduous trees and shrubs for pest management. Trees and shrubs will be monitored for signs of disease or pest infestation. Management will be notified of problems in common areas and owners will be notified of problems on their property. The HOA will pay for treatment for common areas only. Owners will be responsible for treatment of trees and shrubs on their property.
- **Leaf Removal** – Four main times per year. **January, February**, additional pick-up in March in conjunction with spring clean- up. **November and December.**

OPT OUT- every year. December 1- December 31. No changes mid year

WORK ORDER SYSTEM- Up and running on the website. Damages or issues pertaining to the contract only – no personal requests.

Managing Expectations:

Town of Cary Ordinance for contractors:

7:00 am to 7:00 pm.

Saturday work is permitted

Basic maintenance only

Basic weed control – not weed obliteration.

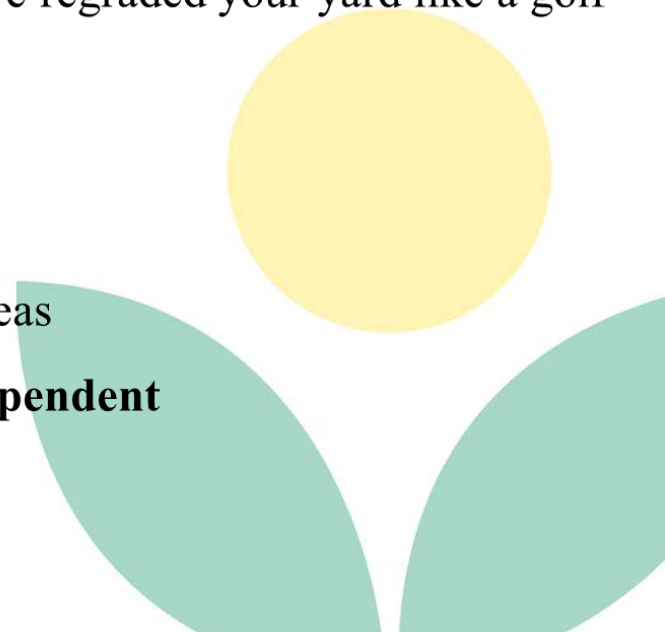
Basic mowing – weekly. There will be scalping, unless you have regraded your yard like a golf course.

Basic shrub trimming – no custom requests

Grass and shrubs will grow back – just like a bad hair cut

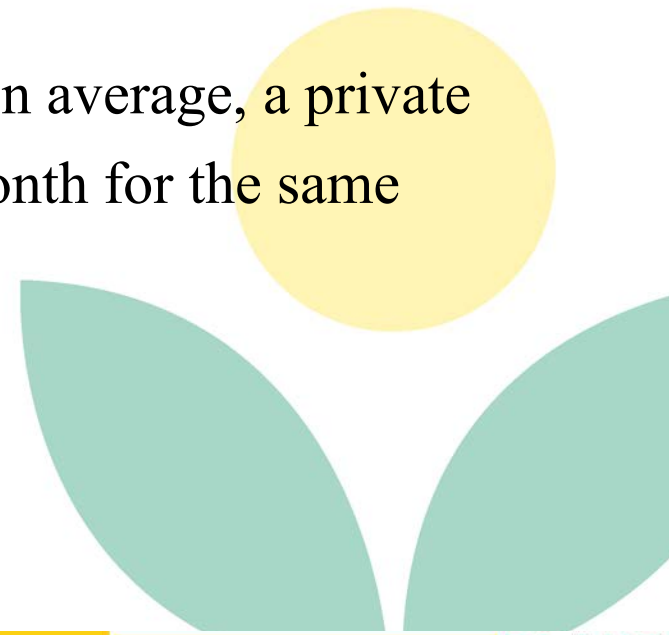
Triple shredded hardwood mulch and Pine Straw in common areas

All Landscaping schedules and performance are weather dependent



About \$70.00 per month of your HOA Assessments covers basic lawn maintenance. - Mowing, trimming, weed control, fertilization, mulch, pine straw and aeration of owner's lots, as well as all common areas, Bradford Hall, all parks and berms.

\$70.00 per month is still a bargain considering on average, a private landscapers charge at least \$150-\$200.00 per month for the same service.



SIX MONTH LEARNING CURVE

Respect the crew and landscape contractor management.

Refrain from approaching a crew member while they are performing maintenance in your yard. **Submit a work order.**

Refrain from chasing the landscape crew down the street in your bathrobe.

Refrain from throwing POA weed all over my office.

Refrain from bringing snake eggs to the Bradford Hall front desk accusing the landscaper of placing them in your mulch bed.

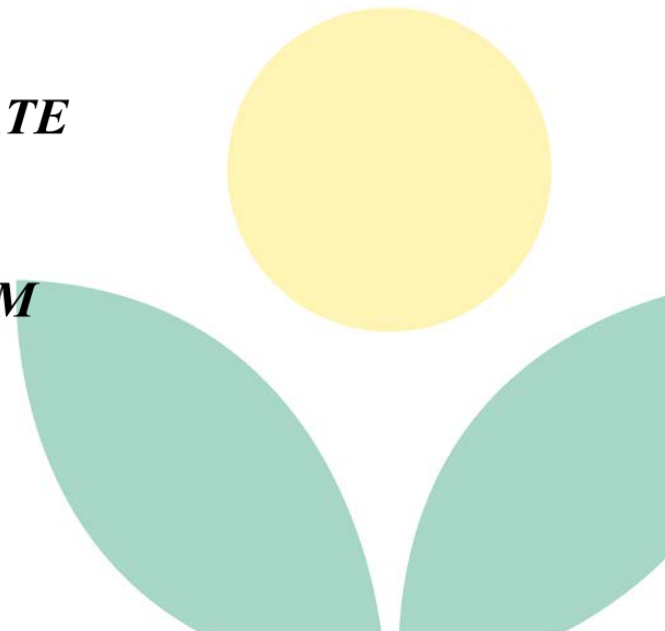
Refrain from chasing them from your yard with a broom.

Refrain from bringing zip lock bags of weeds and mulch to my office.



- Refrain from detaining crew members in your yard until a CP management staff comes to meet with you.
- Refrain from telling the crew to get down on their hands and knees and pick out every leaf from your mulch from shrub trimming.
- Refrain from leaning on their service vehicle waiting for them to hang up their phone to talk with you.

***BEST WAY TO COMMUNICATE
IS
THE WORK ORDER SYSTEM***



James Walley

- *James served 18 years in the Army as a combat interrogator and has a degree from West Pointe Military Academy. In 2006 he started his own landscaping company and ran that until this year when he joined Bland landscaping.*
- *James is married to his beautiful wife Wendy, and they have 5 amazing kids.*



JonMarc McDougan

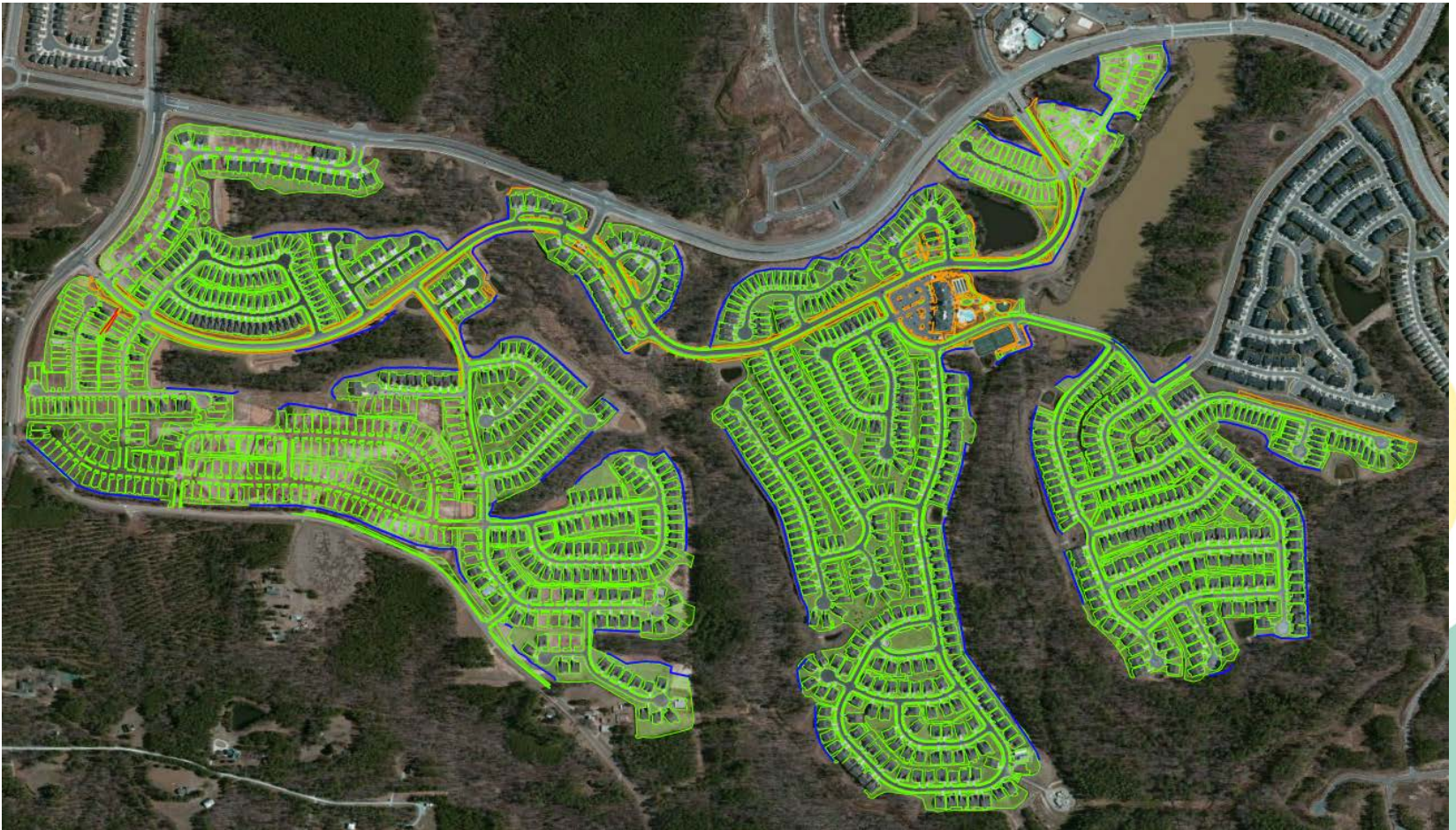
- JonMarc has been in the commercial landscape industry for over 20 years. He graduated from Tennessee Tech with a Nursery and Landscape management degree with a minor in psychology. He has been fortunate to manage some of the most high-end landscapes in the US. With sites like Disneyland, Intel headquarters, and some of the most prestigious homeowner associations. His Operational background in the industry has been a huge benefit for helping us grow our business through lasting relationships and an eye for quality of work.

- JonMarc resides in Cary, NC with his beautiful bride, Sarah, and their three wonderful daughters: Isla, Rori, and Savi

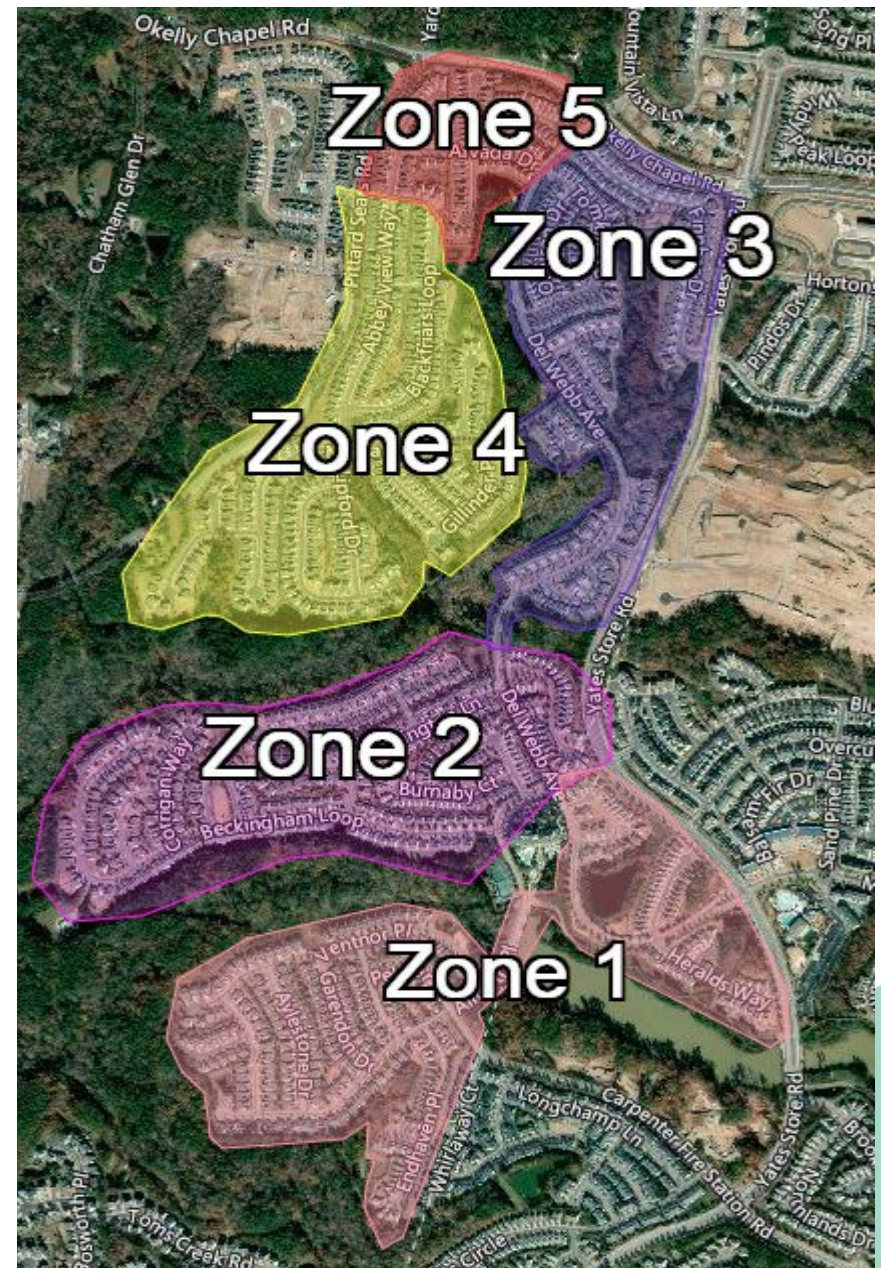


Site Map

How do you bid such a large site? By walking every square inch and counting each of your shrubs...



**How do you manage and perform such a large site?
By having a game plan and sticking to it!**



What have we done to date?

 **BOUGHT ALL NEW EQUIPMENT ☺**

 **Leaf Removal- Clean up**

 **Irrigation meeting and Audit scheduled**

 **Soil Samples**

 **Opt out service list updated**



Next 90 Days...

January

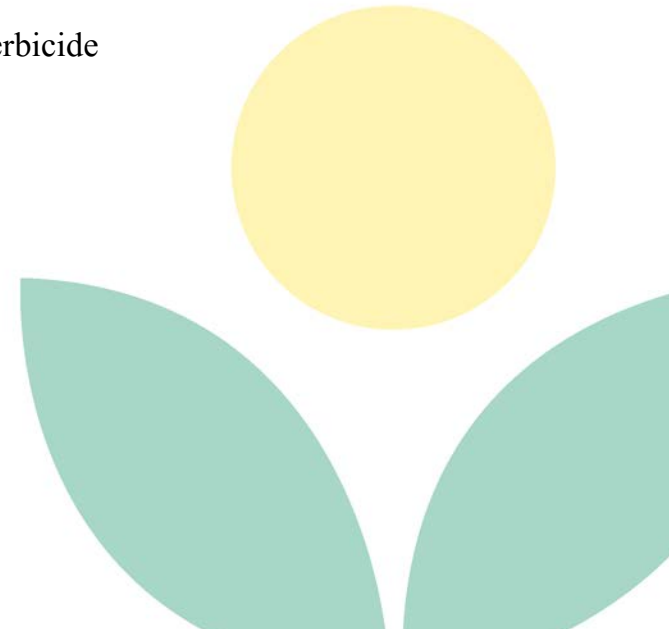
- Cut back Ornamental Grasses • Limb up Trees (limited to 12' in height)
- Crape Myrtle pruning (limited to 12' in height) • Final leaf cleanup
- Monitor shrubbery and trees for noxious insect infestations
- Weekly weed control – pulling/spraying – in beds and cracks
- Litter policing
- Flower Maintenance

February

- Cut back Roses – target is Valentine's day, weather permitting
- Bed Pre-Emergent and Spring fertilization of shrubbery as needed
- Mulch Installation (to schedule with HOA)
- Round 1 Turf App – contains crabgrass pre-emergent and post-emergent broadleaf herbicide
- Weekly weed control – pulling/spraying
- Litter policing
- Flower Maintenance

March

- Cutbacks of hollow stemmed plants like Vitex, Forsythia, Butterfly bushes
- Mowing commences
- Irrigation Start-Up and Inspection
- Weekly weed control – pulling/spraying
- Litter policing
- Flower Maintenance, IPM and Fertilizer as needed



Thank You

Thank you for letting Bland Landscaping Company Inc. have the opportunity to maintain and enhance Carolina Preserve.



Questions??

