



Vista Concepts Inc. • P.O Box 1203 • Madison, GA 30650 • 706.342.8270  
www.vistaconcepts.com

## **Maintenance**

Vista Concepts will manage your entire property with assurance that your desires and needs are met. We are industry known leaders in soil rejuvenation, plant health care, and ornamental pruning. We are land care craftsman who hold the vision and the knowledge that will allow us to make critical decisions to successfully develop your property design to grow into the purpose it was originally intended. We conveniently offer three separate property management programs. These programs are custom designed to fit individual client needs and budget requirements. Each program addresses different levels of detailed care that your property will receive.

### **Basic Service Contract**

#### **1. Turf Management (growing season)**

**Mowing.** All designated turf will be mowed an average of 32 cuts per year to provide the finest look for the Property and the grass type. Warm season grasses will be mowed at the lowest cutting height, allowed by the terrain, during the start of the growing season. The mowing height will be gradually raised during the course of the growing season to minimize grass stress and scalping.

**Edging.** The line formed by the turf meeting a paved surface and bed edging will be cut with a steel blade mechanical edger or line trimmer when the turf is mowed. All edging under this program will be performed every week during the peak growing season.

**Line Trimming.** Line trimming will be done every week along with mowing to give the landscape a manicured look.

**Weed Control.** A non selective, post-emergent herbicide will be applied in the landscaped beds on an as needed basis.

**Debris Removal.** Light debris removal of small limbs and trash will be carried out on an as needed basis.

**Blowing.** All surfaces affected will be blown off at the end of each visit.

#### **2. Fall and winter services**

**Leaf Clean-up (turf).** During leaf season, the leaves will be blown off the turf and/or bagged with the mower. All leaves will be left on site and will not be removed unless other arrangements with Owner have been made.

**Leaf Clean-up (beds).** Leaves may be blown out of landscaped beds in highly visible areas. They may be left in the corner of the Property or blown into natural areas.

**Weed control and Debris.** Non-selective herbicides and light debris removal services will be performed on an as-needed basis.

## **Full Service Contract**

### **1. Turf Management (growing season)**

**Mowing.** All designated turf will be mowed an average of 32 cuts per year to provide the finest look for the Property and the grass type. Warm season grasses will be mowed at the lowest cutting height, allowed by the terrain, during the start of the growing season. The mowing height will be gradually raised during the course of the growing season to minimize grass stress and scalping.

**Edging.** The line formed by the turf meeting a paved surface and bed edging will be cut with a steel blade mechanical edger or line trimmer when the turf is mowed. All edging under this program will be performed every week during the peak growing season.

**Line Trimming.** Line trimming will be done every week along with mowing to give the landscape a manicured look.

**Fertilization.** A complete, balanced fertilizer program will be administered to your turf to promote a healthy vigorous dark green turf will be applied at the appropriate times during the growing season (no less than 3 times per year and no more than 5 applications will be made).

**Weed Control.** Pre-emergent will be applied twice a year to help inhibit the germination of weeds like crabgrass; once in the spring and once in the fall, to enhance their effectiveness over a long period of time. Broadleaf weeds that appear in the landscape such as clover, dandelions, etc. will be controlled through the proper use of selective herbicides.

**Insect/Disease (turf).** Insecticide control will be limited to spot treating visible ant beds with either a granular or liquid non-restricted, state of Georgia approved, insecticide. Preventative insecticides are available upon customer request and at an extra cost. The turf will be routinely inspected for fungus and the Owner will be notified if any treatments are needed, however any fungicide treatments performed will be at an extra cost.

### **2. Fall and winter services**

**Leaf Clean-up (turf).** During leaf season, the leaves will be blown off the turf and/or bagged with the mower. All leaves will be left on site and will not be removed unless other arrangements with Owner have been made.

**Leaf Clean-up (beds).** Leaves may be blown out of landscaped beds in highly visible areas. They may be left in the corner of the Property or blown into natural areas.

**Weed control and Debris.** Non-selective herbicides and light debris removal services will be performed on an as-needed basis.

### **3. Shrub and Plant Bed Management**

**Weed Control.** A non-selective herbicide will be applied on an as-needed basis during each visit. Any weeds larger than 6" in height will be hand-pulled.

**Fertilization.** To promote healthy vigorous plants, a complete and custom balanced fertilizer will be applied twice a year. Plants have different requirements during certain

times of the year. The fertilizers will be specifically designed for the plant needs for the time of year the application is performed.

**Pruning.** Ornamental trees and shrubs up to 12 feet tall will be pruned as required by the individual horticultural needs of the plant. Pruning will be done three (3) times per year. Upon Owner request, additional pruning will be performed for an additional cost based upon the workers' hourly rates. An Initial Cleanup Fee may be assessed upon approval of Owner, if needed.

#### **4. Tree and Site Management**

**Fertilization.** Ornamental trees 6" in diameter and below will be fertilized twice a year to promote health and vigor. Like shrubs, trees have different requirements during certain times of the year. The fertilizers used will be specifically designed for the needs of the plant at the time of year applied. Larger trees and shrubs will be fertilized with a sub-surface root injection once in the fall. Sub-surface injections will include micro-nutrients and beneficial bacteria to aid in the nutrient in-take of the roots.

**Insect and Disease Inspection.** The landscape will be routinely inspected for insect and/or disease outbreaks. The goal is know when insect or disease pressures are rising high enough to cause damage or before it occurs. Usually this is dictated by weather patterns and certain plant species that are susceptible. When an outbreak (or potential outbreak) is identified we will make recommendations to the Owner so appropriate action(s) can be taken effectively. If approved by the Owner, these actions will be at an additional cost.

**Insect and Disease Management.** The methods chemicals necessary to control insects and diseases varies from year to year depending on the type and intensity. Accordingly, the cost will also vary. Therefore, when and if we identify the problem, we will recommend a solution and the associated cost for approval by the Owner. Any control on an as-needed basis, however is included in this Contract without extra charge.

**Soil Analysis.** Representative samples of soil and/or plant tissue can be taken annually and sent off to an independent laboratory for testing to establish the baseline levels on the Property and to determine if any nutrients are low or lacking.

This is included in the contract.

**Debris Removal.** During each visit to the Property, we will collect and remove normal trash and debris from the landscaped areas and curbs to provide a clean looking site.

#### **5. Irrigation Management**

**Management.** We will visually inspect the Property for dry patterns and make the necessary modifications to the irrigation system timer and controls to insure proper watering practices are in place. Irrigation system design or mechanical deficiencies will be reported to the Owner for correction.

**Technical Inspections.** In the spring our technician will start the irrigation system and check for deficiencies. Minor sprinkler head adjustments will be made as needed at no additional cost. Major repairs will be an additional charge at an hourly rate plus the cost of materials.

## **Non Mowing Service Contract**

*This contract provides everything the full service agreement does except mowing.*

### **1. Turf Management (growing season)**

**Edging.** The line formed by the turf meeting a paved surface and bed edging will be cut with a steel blade mechanical edger or line trimmer when the turf is mowed. All edging under this program will be performed every week during the peak growing season.

**Fertilization.** A complete, balanced fertilizer program will be administered to your turf to promote a healthy vigorous dark green turf will be applied at the appropriate times during the growing season (no less than 3 times per year and no more than 5 applications will be made).

**Weed Control.** Pre-emergent will be applied twice a year to help inhibit the germination of weeds like crabgrass; once in the spring and once in the fall, to enhance their effectiveness over a long period of time. Broadleaf weeds that appear in the landscape such as clover, dandelions, etc. will be controlled through the proper use of selective herbicides.

**Insect/Disease (turf).** Insecticide control will be limited to spot treating visible ant beds with either a granular or liquid non-restricted, state of Georgia approved, insecticide. Preventative insecticides are available upon customer request and at an extra cost. The turf will be routinely inspected for fungus and the Owner will be notified if any treatments are needed, however any fungicide treatments performed will be at an extra cost.

### **2. Shrub and Plant Bed Management**

**Weed Control.** A non-selective herbicide will be applied on an as-needed basis during each visit. Any weeds larger than 6" in height will be hand-pulled.

**Fertilization.** To promote healthy vigorous plants, a complete and custom balanced fertilizer will be applied twice a year. Plants have different requirements during certain times of the year. The fertilizers will be specifically designed for the plant needs for the time of year the application is performed.

### **3. Fall and Winter Services**

**Leaf Clean-up (turf).** During leaf season, the leaves may be blown off the designated turf and concrete surfaces as a courtesy service during the regularly scheduled winter visits. All leaves will be left on site and will not be removed unless other arrangements with Owner have been made.

**Weed Control and Debris.** Non-selective herbicides and light debris removal services will be performed on an as-needed basis.

### **4. Tree and Site Management**

**Fertilization.** Ornamental trees 6" in diameter and below will be fertilized twice a year to promote health and vigor. Like shrubs, trees have different requirements during certain times of the year. The fertilizers used will be specifically designed for the needs of the

plant at the time of year applied. Larger trees and shrubs will be fertilized with a sub-surface root injection once in the fall. Sub-surface injections will include micro-nutrients and beneficial bacteria to aid in the nutrient in-take of the roots.

***Insect and Disease Inspection.*** The landscape will be routinely inspected for insect and/or disease outbreaks. The goal is know when insect or disease pressures are rising high enough to cause damage or before it occurs. Usually this is dictated by weather patterns and certain plant species that are susceptible. When an outbreak (or potential outbreak) is identified we will make recommendations to the Owner so appropriate action(s) can be taken effectively. If approved by the Owner, these actions will be at an additional cost.

***Insect and Disease Management.*** The methods and chemicals necessary to control insects and diseases vary from year to year depending on the type and intensity. Accordingly, the cost will also vary. Therefore, when and if we identify the problem, we will recommend a solution and the associated cost for approval by the Owner. Any control on an as-needed basis, however is included in this Contract without extra charge.

***Soil Analysis.*** Representative samples of soil and/or plant tissue can be taken annually and sent off to an independent laboratory for testing to establish the baseline levels on the Property and to determine if any nutrients are low or lacking.

This is included in the contract.

***Debris Removal.*** During each visit to the Property, we will collect and remove normal trash and debris from the landscaped areas and curbs to provide a clean looking site.

## **5. Irrigation Management**

***Management.*** We will visually inspect the Property for dry patterns and make the necessary modifications to the irrigation system timer and controls to insure proper watering practices are in place. Irrigation system design or mechanical deficiencies will be reported to the Owner for correction.

***Technical Inspections.*** In the spring our technician will start the irrigation system and check for deficiencies. Minor sprinkler head adjustments will be made as needed at no additional cost. Major repairs will be an additional charge at an hourly rate plus the cost of materials.