

CARPENTER PARK - LANDSCAPING 2021

RESIDENTS: PLEASE READ

**Do not approach any landscaper for any reason.
This continued problem with our residents must be resolved this year.**

It is not workers' job to handle your complaints. Complaints are the responsibility of our property management company and must be filtered through GCM. Complaints will then be addressed with the owner of DreamScapes and your Board and be resolved.



Important Landscaping Information **You Need to Know**

Property Management Company: GrandChester Meadows (GCM) Website: www.grandchestermeadows.com
Complaints: Email: manager@grandchestermeadows.com
Email: team@grandchestermeadows.com
Call or Text: 919-757-1718


It is imperative you have an email address on file with us.
Please ensure we have an email address for you or a loved one who can get our information to you.
Please only call/email with landscaping Complaints that are outside of the below guidelines.

Landscape Company: Dreamscapes

Contract Information: Basic Landscaping which includes:

- Weekly mowing during growing season: WEDNESDAYS
- Weeding/trimming: WEDNESDAYS
- Blowing of sidewalks and driveways only (does not include patios, gardens, siding, etc.)
- Annual fertilization and aeration in all seasons
- Pruning of shrubs twice a year: spring and fall
- Maintenance of the entrance way plantings
- Re-seeding of lawns*

Lawncare Schedule (weather permitting):

- Mowing/weed trimming: weekly on WEDNESDAYS
 - All lots are mowed/trimmed first with blowing at END OF DAY (**sidewalks/driveways ONLY**).
 - Any grass clippings elsewhere are the responsibility of the homeowner to maintain and clean. 
 - Clear your lot of any debris - THIS MEANS ON ALL SIDES OF HOME.
 - Make sure your garden ornaments, planters, shrubs have a clearance of **10 inches inside of mulch edge** or they could get damaged by mowers. This is your responsibility.
 - The property manager will notify you by email if/when the landscape schedule is changed or a certain application is being applied.
- Pruning of shrubs: twice yearly in April/May and November
 - Includes regular trimming/shaping of existing shrubs/canopy of trees less than 12' tall.
 - Shrubs/trees greater than 12' in height are the responsibility of the homeowner.
 - Rejuvenation pruning is available at homeowner's expense. Please contact property manager.
- *Reseeding of Lawns
 - Homes not reseeded in 2020 are scheduled for **Fall 2021**.

Other Valuable Information:

Landscape Guidelines and Architectural Guidelines available on GCM website.

Landscape Contract available on GCM website.

Board Minutes are available on GCM website. STAY UP TO DATE OR ATTEND A MEETING.

We have a Landscape Committee available for your landscaping upgrade/removals questions/approvals. Applications/approvals apply and are mandatory.

For your convenience, we provide a “no spray” chemical list for our homeowners:

- Homeowners who request "No Spray" (Round Up) are responsible for weeding their plant beds and trim their shrubs.
- No spray/no trim options may be changed during the month of September by contacting the GCM.
- The current “No Spray” list is posted on the GCM website.
- **Edging:** Plastic, wire and wood edging is prohibited.
This must be used for the protection of workers/neighbors. Rock mulch must be secured in place at all times.



Downspouts and Siding:

Homeowners are responsible for ensuring there is a buffer area around every downspout and all siding of their home to prevent damage from landscaping equipment. Downspouts are recommended to be raised off the ground for best protection especially where there is grass/lawn underneath. Please check your downspouts and ensure they are properly elevated. See photos.



Do: Maintain/upgrade your home. Our homes are the biggest asset for most of us. Upgrading and improving adds significant value in our area which you will recoup later.
Provide proper protection around downspouts, garden ornaments/shrubs/planters, etc. for mowers.
Read and familiarize yourself with our Landscape Guidelines and Architectural Guidelines.
Read and familiarize yourself with our Landscape Contract.
ENJOY THE BEAUTIFUL OUTDOORS IN 2021!
GET TO KNOW YOUR NEIGHBORS IN 2021! GREAT PEOPLE LIVE HERE!

WATCH OVER YOUR NEIGHBOR FOR ANY SUSPICIOUS ACTIVITY.
BE SAFE AND WELL 😊
REACH OUT TO US WITH ANY QUESTIONS/CONCERNS. 919-757-1718

Don't: Approach any landscapers at any time.
Plant any trees/shrubs without filing the necessary request and obtaining approval.