



## **MAINTENANCE OVERVIEW**

**EcoScapes, LLC** practices environmentally friendly, plant focused, sustainable care for the Landscapes we tend. We increase plant vitality by building healthy, organic soil structure, using proper mulching techniques, delivering water via appropriate irrigation placement. We prune and transplant consciously and become familiar with the uniqueness of your landscape. For aesthetic appeal and consistency we keep garden beds and hardscapes clean from accumulated debris, turf areas trimmed, and mulches raked.

### **GENERAL GARDEN BEDS, PLANTS, SHRUBS & TREES**

**GARDEN BEDS:** All plants are observed closely throughout the seasons to insure they are healthy, free from infestation and disease, and properly pruned/deadheaded for maximizing their blooming/fruiting potential. We cultivate healthy soils to maximize plant vitality and to increase water retention. If plants are suffering due to poor soils, we address the soil issues and apply organic and environmentally sensitive products immediately. If an epidemic persists and increased spraying applications are needed for efficacy, an estimate will be provided for these treatment(s). Hand weeding to extract the roots of weeds prior to their seeding is our protocol for weed control. In some extreme cases, application of horticultural vinegar will be recommended.

**PLANTERS:** Generally these plantings have specific water requirements depending on location, chosen plants and soil structure (permeability). Planters can be irrigated or scheduled for hand watering and need to be addressed for their individual, specific care determined by EcoScapes and client &/or Property Manager.

**NATIVES:** We honor natives for their tenacious and drought tolerant qualities. We allow them to run their natural course into the Fall when they self sow. We harvest seeds if requested. Native shrubs are pruned once a year, usually in March, unless otherwise requested by client. Native shrubs (or any plantings) that restrict clear vision to driveways, easements and walkways are pruned more often as needed.

**EVERGREENS:** Pruned primarily in late Fall, and as needed for a proper plant health and aesthetic.

**DECIDUOUS TREES:** Pruned in early Spring, or late Fall up to 15' in height. Trees fed with organic compost in Spring and deep watered as needed. If unusual or unidentified symptoms exist, a consultation with an Arborist and EcoScapes' lead will be proposed to the client for approval.

**LAWN AREAS:** Grass will be cut and edged on an as needed basis according to client's preferred aesthetic. Grass trimmings will be raked and hauled from property or are available for composting. Surrounding hardscapes swept and/or blown. Proper watering will be monitored. EcoScapes may recommend annual aeration to lawns, soil amending and reseeding as necessary (not included in Maintenance contract).

**PRUNING/DEADHEADING:** We prune using a variety of hand pruners, not electric hedgers. We believe that hand pruning, although more time consuming, is the most discriminating and offers incomparable results. We strive to mimic the plant's natural growth patterns, using "V" cuts at 45-degree angles. By taking time and using this pruning technique, our landscapes look natural, promote prolific growing patterns and avoid a "hedged" look throughout the landscape. If your personal preference is other, please indicate this to us.

**SOIL AMENDING & FERTILIZATION:** Healthy soil is essentially the base of a healthy garden, as well as water conservation. We focus on creating healthy soil structures within existing landscapes and promote/incorporate using organic amendments such as compost, alfalfa meal, trace minerals, and rock phosphate. We do not use blood or bone meal in our applications. (Amendments are charged separately.)

**MULCH:** We encourage mulching, be it an organic aged bark mulch or stone, as it preserves water resources and provides a stable habitat for plants.

**WEEDING:** We primarily weed by hand throughout the season as needed. We occasionally use horticultural grade vinegar (charged as materials) in heavily weeded areas or use burn control procedures (when safe and agreed upon by client).



Infestations of noxious weeds (often around construction areas) may require more extensive and interventionist treatment for increased efficacy. If extensive treatments are needed, EcoScapes will provide a summary and cost estimate for client's approval.

**LEAVES:** While we know that fallen leaves from trees offer specific nutrients back to trees, we also recognize the desire for a "kept" landscape. To this degree, we will keep the active landscaped areas relatively free of leaves and will clean the same areas in late fall once all leaves have fallen. We encourage replenishing the nutrients to the trees with organic compost and trace minerals.

**ORGANIC MATTER ("DEBRIS"):** If site conditions are suitable and client is agreeable, we place organic mass "debris" (clippings, cuttings, etc) in a neatly contained specified area to aid with erosion control and moisture retention. If such a location is not available, the matter from landscaped areas will be removed from property and organic debris exceeding 1 yard on any given visit will be charged a hauling fee. We can also add this debris to a client's compost if requested.

**HARDSCAPES** (walkways, stone work, graveled areas): Walkways will be weeded and kept free from debris. Stonework will be swept and/or blown clean. Gravel will be kept reasonably free from weeds and raked to a consistent grade. (This does not include parking areas).

**WATER FEATURES (when applicable):** Will be maintained with proper water level and pH (if fish are present), will be cleaned of surface debris and filters and surrounding rocks cleaned at each visit.

**LANDSCAPE CLEAN-UP/SAFETY:** Any obvious loose trash (within reason) will be collected and properly disposed of. We do not clean animal droppings. Any safety related issues observed will be communicated to the client to be addressed. We will walk the entire perimeter of the property twice annually for fence monitoring/boundary issues such as trespassing paths.

**IRRIGATION & CISTERN:** Only small irrigation repairs - such as single emitters needing to be added or replaced are covered under the maintenance contract. We assume that upon commencement of our Maintenance agreement the irrigation system is in proper working order. We encourage conscious water usage as well as water harvesting and can offer designs/installs to implement that aspect of your landscape's needs. We do have a skilled irrigation technicians who will service and repair your irrigation system on a time and material basis.

### MAINTENANCE CONTRACT DETAILS

- Existing Plants: proper deadheading/pruning, observation for infestation or disease
- Weeding around all cultivars and within manicured aspects of Landscape
- Application of soil amendments and/or mulch to plants, shrubs, trees and garden beds
- Lawn areas will be kept neatly mowed and edged on an as needed basis to the height preferred and specified by the client
- A complete leaf clean-up of active Landscaped areas (after all leaves have fallen in late Fall)
- Removal of Organic mass "debris" from Landscaped areas off property or neatly contained in a specified area for erosion control or compost as agreed by client and EcoScapes Coordinator. Organic debris exceeding 1 yard in any given site visit will be charged a hauling fee. Top dressing of mulch, gravel, crusher fines to be kept clean and evenly raked
- Hardscapes (stone work, paths, curbs, patios, portals, flagstone) to be kept clear of excessive weeds, debris or soil accumulation
- Water features (if applicable) kept clean of debris, filters clean, appropriate pH and water level
- Obvious trash found within the Landscape (within reason) collected and properly disposed of or recycled
- Communication to client of any observed safety issue found within the Landscape-loose rocks, electrical wirings, splices in fence lines, unmarked construction areas or extreme changes in grade, etc



- Deep watering of more vulnerable specimens in times of extreme heat or lack of precipitation/snow in winter months.
- Topography and Surface Water management will be observed and if obvious issues are present, the client will be notified and encouraged to rectify.
- Hours are billed (or deducted from pre-paid annual contract) for actual work hours performed and one-way travel time to the property. A monthly summary of actual hours worked and work performed is provided to client in the month following the services rendered.

#### **OUTSIDE THE SCOPE OF MAINTENANCE CONTRACTS:**

While we strive to complete all work within our monthly contracted estimate, there are occasions when conditions require extra time to perform the proper care. We will not exceed an increase of 10% of contracted hours without prior authorization of client/property manager. Any hours beyond contracted amount are billed in the month following on monthly invoice summary.

Our Landscape Maintenance Contracts **DO NOT** include the following:

- Removal of pet waste, other than removing prior to cutting or otherwise servicing lawns
- Excessive trash clean-up or garbage hauling
- Plumbing or electrical that is not part of the landscape/garden system
- Use of herbicides, pesticides or other toxic materials
- Fugitive water (run-off or waste), erosion back fill or liability
- Spring Clean-up is available and recommended in early Spring to prepare all garden beds, which includes any remaining fall pruning, pruning of roses and early flowering shrubs and adding nitrogen rich organic compost to garden beds
- Snow removal beyond contracted winter hours
- Consultations with other contractors or individuals
- Additional soil amendments/fertilizers plants, gravel, mulch, weed barrier, pond liner, ornamental rock, trellises, irrigation or mechanical parts and the like are billed either on a Time & Materials basis or through a signed Change Order.
- Work beyond contracted time for unforeseen repairs and situations are billed for actual work time to the quarter hour with the exception of our Irrigation Technician who has a one-hour minimum (\$65/hour).
- Lawn Aeration. This can be executed on an as needed basis and will be billed for actual work time and materials (including applicable equipment rental fees).

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#### **CONTRACTOR LICENSE - #88751**

MS-06 (NM Irrigation License)

#### **INSURANCE**

EcoScapes shall present and maintain the following types of insurance:

- Worker's Compensation Limit: Statuary
- General Liability Limit: \$1,000,000



- Auto Limit: \$1,000,000
- Umbrella Limit: \$2,000,000

CONTRACT DETAILS (to be determined)

PROPOSAL TO MAINTAIN ZORRO RANCH AROUND MAIN HOUSE

Estimated Maintenance per week main season [March-November]:

- Lead \$440
- Skilled Labor \$1,216
- Operating Costs \$116
- Weekly Total \$1,772

Estimated Maintenance per week winter season [December –February]:

- Weekly Total \$590

>The above estimates include ½ the roundtrip drive time to the property from our yard near Airport Road and 599 Bypass.

>The estimates are based on a guide communicated by owner's representative that the current maintenance contractor spends a day a week with six workers during main season.

>Based on our experience, that amount has been reduced by about 2/3 during the winter season.

>We have contacted the licensed arborist company [Coates Tree] that has serviced Zorro Ranch in the past; however, they were unable to provide cost estimates for tree treatments without again visiting the site to assess.

Michael Nelsen - Landscape Contractor

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