



ITEM 8c

March 22, 2016

Re: Landscape maintenance

On behalf of Western Landscape Maintenance Plus, Inc., I would like to thank you for the opportunity to provide the following proposal for the landscape maintenance program for the property located at **Capistrano Bay District, 35000 Beach Road, Capistrano Beach, CA 92624**

I am looking forward to working with you and adding your property to our growing list of satisfied clients.

It is my goal to provide you with the best possible landscape maintenance for your property at a competitive price, with exceptional value and the utmost level of professionalism.

Our team is trained to listen and execute exceptional service for your property. With our level of customer service, I can assure you that any issue regarding your property will be addressed and handled efficiently and fairly.

The total cost per month for complete landscape maintenance, based on the specifications attached herein and to maintain the turf, planters and slopes will be:

\$1,200.00 per month

When awarded this contract, I assure you that you will receive a specialized maintenance program that will promote a healthy and well-groomed landscape.

Please review the enclosed information and scope of work provided in this contract. Should you have any questions or concerns, please feel free to contact me directly. I look forward to the opportunity of working with you in the near future.

Sincerely,

A handwritten signature in black ink, appearing to read "Marty Dieckmeyer", is written over a light blue rectangular background.

Marty Dieckmeyer,
President, Western Landscape Maintenance Plus, Inc.



Prepared for

CAPISTRANO BAY DISTRICT



WE RECYCLE & KEEP IT GREEN

"SINCE WESTERN LANDSCAPE MAINTENANCE STARTED WORKING ON OUR PROPERTY, I'VE BEEN ABLE TO CONCENTRATE ON MY OWN BUSINESS. I **NO LONGER HAVE TO WONDER IF THINGS ARE GETTING DONE OR HAVE TO**

WALK THE PROPERTY AS MUCH."

-CHUCK FOWLER, VILLA DEL MONTE HOA



ABOUT US

It seems so simple: just make your customers happy!

In fact it takes a lot of hard work to make it happen — but not everyone is willing to make that effort. That very simple concept is the reason Western Landscape Maintenance Plus was founded in the first place. Marty and Cathy Dieckmeyer, are committed to "doing the right thing", and this belief is at the core of Western Landscape Maintenance Plus identity.

- Family owned and operated since 2008
- Servicing San Diego and Orange County for over 30 years
- Licensed Landscape Contractor and Architect
- Proven water saving management practices
- Integrity, values and personalized service separate us from the large corporations.

OUR CUSTOMER'S BILL OF RIGHTS

- You have a right to expect quality landscaping services from us
- You have a right to expect a prompt response from us every time you call
- You have a right to expect accuracy in our quoting and billing procedures
- You have a right to expect no surprises in your monthly billing
- You have a right to be kept informed on a regular basis concerning your property
- You have a right to expect knowledgeable representatives with cost effective solutions
- You have a right to expect friendly and courteous customer support
- You have a right to receive a high quality standard of service each and every month
- You have a right to expect us to do it right the first time, every time

Signed,

The Employees of Western Landscape Maintenance Plus, inc.

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“Our shopping centers look the best they’ve ever looked since Western Landscape Maintenance Plus, inc. started servicing them.” - Mark Safady, O & S Holdings

1. SUMMARY OF SERVICES

1. General weekly landscape maintenance:

- a. Weeding
- b. Mowing
- c. Trimming
- d. Removal of trash
- e. Overall inspection of property
- f. Irrigation management
- g. Clean up

2. WLMP Crew visits per week:

- a. One visit

3. WLMP Supervisor visits per week:

- a. Weekly or as needed

4. WLMP President visits:

- a. One time per month

5. Complimentary Services at No Additional Charge

- a. Commercial grade, high quality fertilizer applications to all turf areas
- b. Safe, effective pesticides and insecticides as needed
- c. Post emergent broad leaf weed control
- d. Tree trimming on small trees that are up to 12' in total height
- e. Landscape architecture and planning when work is installed by WLMP
- f. Personal, monthly site inspections with President of WLMP
- g. Irrigation monitoring and controller adjustments per seasonal conditions

*"I was very impressed with your approach, it was very professional. You came out and actually **walked and measured the entire property**, delivered the quote within 24 hours, and you spent the time to go over it with me in person.*

I knew exactly what I was getting and your price was lower then what I'm currently paying"

- Facilities Manager, Pala Casino Administration and Sports Complex

2. WHAT TO EXPECT

In order to serve you better, WLMP has developed a **proprietary, step-by-step system for collecting valuable data about your property's landscape** before any work begins. Once the maintenance contract has been awarded the following takes place:

- **Introduction** – An initial tour of the property with WLMP President and the maintenance team. Key areas are identified and this is the perfect time to point out your areas of concern and specific problems to be addressed. A schedule for monthly walk-throughs will also be confirmed.
- **Method(s) of Communication** – You have the option to choose your preferred method of communication. WLMP employs advanced technologies such as smart phone texting, emailing, faxing and cell phones.

*"I've been working with Marty and Western Landscape Maintenance for many years on several HOA's in San Diego. He's honest, has a great work ethic and **always does excellent work for us. I can always count on Marty and the WLMP team to get things done the right way** which frees me up to concentrate on other issues." – Heidi Brock Owner, HOA Business Solutions*



3. 90-DAY GAME PLAN

During the first 90 days of service, WLMP will do the following:

- **Tree Care Management** – Inspection of all the trees located on the property for overall health. Their condition is documented and carefully noted for tracking their overall health. A tree trimming estimate and a custom 3-year tree-pruning program is provided for future planning and budgeting.

Trees located within turf areas will have ‘tree wells’ created around the base of the tree to prevent *line trimmer damage*. Any pre-existing trees with *line trimmer damage*, *structural damage* or any other hazardous condition will be reported to you immediately.

- **Irrigation Evaluation** – Our irrigation specialist performs an in-depth analysis of your entire irrigation system. Using advanced technology, with a wire-less remote controller, the specialist is able to turn on, check and inspect each and every valve and all the components of the irrigation system. Any areas of concern and or potential problems (from the backflow to the nozzle) are documented and reported. We continue to monitor your irrigation system, insuring timely repairs and seasonal adjustments to maximize conservation and keep your water costs as low as possible.
- **Irrigation Map** – You receive a site map identifying the location of all irrigation zones, controllers, and backflow devices on your property. A copy of this map is sent to the board and the management company. If an existing irrigation map is on file, WLMP will verify it's accuracy, since modifications to the system may have been made over time.
- **Site Safety Inspection** – A safety inspection of your property is completed and recorded. Western Landscape Maintenance Plus, inc. identifies any potential safety issues in and around the landscape and reports these areas of concern to the management company.
- **Community Heartbeat** - The first 90 days are a crucial learning time for us. Each Community we maintain has its own unique ebb and flow. For instance, the trash is collected on a certain day of the week, so we won't mow on that day. Or, a particular resident would like us to avoid trimming a certain shrub because they enjoy doing the gardening themselves or, the irrigation may need to be set at certain times in order to not disrupt an early riser. We're extra sensitive during these first 90 days, so we can provide you with the best service with the least disruption possible. We want to be part of your Community.

4. LOWER WATER COSTS & IRRIGATION MANAGEMENT

Converting older, poorly designed, irrigation systems to “Smart Systems” is a smart investment. **Take advantage of the available water rebates and grants, and upgrade to newer water saving technology.**

Your irrigation system provides the landscape with its most valuable resource – water. **A neglected and improperly managed irrigation system can damage parking asphalt, buildings, fencing, sidewalks, and cars and even kill plant material. AND IT'S COSTLY!**

For the landscape to flourish, the irrigation system must be in proper working order. Best practices are for it to be automatic, operable, adjusted for plant type and set to operate as the seasons dictate while conserving one of your most valuable resources, water.

When our qualified Irrigation Specialist conducts an extensive evaluation of your irrigation system, he exposes existing problems and/or issues and will report the findings to you with solutions that will save you money and water, in the short term and long run. Thereafter, we continue to monitor your system for the remainder of your contract’s term.

Your property receives the following irrigation inspection:

- Controllers will be set to water each zone based on environmental conditions
- Irrigation zones are based on plant type, sun/shade, slope, planters etc.
- Irrigation valves, quick couplers and gate valves are inspected for leaks
- Backflow device inspected for leaks and pressure tested
- Pressure regulators are inspected and tested
- Valve activation sequence and wiring test is conducted from the timer
- Nozzles are inspected for mismatch, over spraying, clogs, leaks etc.
- Leaks and broken pipes
- Proper coverage (sprinkler spacing and nozzle adjustments)
- Inspection of stressed plant material and turf due to irrigation irregularities
- Adjustments to prevent water damage to buildings, hardscape and fencing
- Observation of standing water, muddy areas, dry areas
- Irrigation runoff causing water stains to asphalt and concrete
- Drip emitter and poly tubing inspections

All of these irrigation components are tested and observed and reported to you with solutions during the first 90 days of service.

5. ACTUAL WATER SAVINGS USING WLMP'S PROPRIETARY 'SMART WATER MANAGEMENT SYSTEM'

Oct. 26. 2011 2:05PM VVHOA

No. 0828 P. 3

RAINBOW MUNICIPAL WATER DISTRICT
3707 OLD HIGHWAY 395
FALLBROOK, CA 92028
PHONE: 760-728-1178 FAX: 760-728-2575

VISTA VALLEY COUNTRY CLUB
VILLAS HOA

GROUP NO: VVC3
PAGE NO: 2
BILLING DATE: 10/24/11
DELINQUENT DATE: 11/21/11

ACCOUNT#	METER NUMBER	METER SIZE	DATE FROM	DATE TO	AMOUNT
-----					TOTAL DUE: 169.67
	PRIOR READ	CURRENT READ	USAGE	LAST YR USAGE	ALLOCATION
	5054	5069	15	32	26
-----					GRAND TOTAL DUE: 4,599.49

WATER ALLOCATION INFORMATION

CURRENT USAGE	CURRENT ALLOCATION	CURRENT OVER(+)/UNDER(-)	YEAR TO DATE OVER(+)/UNDER(-)	NEXT ALLOCATION
1361	2840	-1479	-5477	2577

PLEASE VISIT OUR WEB SITE WWW.RAINBOW.COM

LOOK AT THESE
"ACTUAL"
WATER SAVINGS!



"From an outsider's perspective, the water numbers are still looking pretty good! My congrats to Steve, Lorenzo and Marty for their continued diligence on this matter!" - Jim Crampton, Retired Board Member, Vista Valley HOA

6. LANDSCAPE ARCHITECTURE

More of what you receive from Western Landscape Maintenance Plus, inc. is our **creative and functional landscape architecture design solutions**. WLMP's California licensed Landscape Architect will **develop plans that range from complex renovations to simple** redesigning of key property areas, such as monument signs; major entries / intersections; community pools, parks and centers; slopes; replanting with proven drought tolerant plants; irrigation system renovations; water management programs; etc.

Imagine taking the guess work out of designing your property by having an **educated, experienced and licensed Landscape Architect**, who knows the property and site conditions, working for you. **No more guessing on which plants to use** and hoping for good results.

Design Imaging Tools:

To help you make landscape design decisions, we incorporate **Photo Imagery Design**. When you can see the final results, it's easy to decide. No more guess work.

Below is an example of our **Photo Imagery Design** process.

BEFORE



AFTER



7. LICENSING & MEMBERSHIPS

Licenses:

Landscape Contractors License: #991053

Landscape Architect License: #5218

Pest Control License QAC: #119543

8. MAINTENANCE FEE SUMMARY

PROPERTY	SERVICE	MONTHLY	ANNUAL
Capistrano Bay District	Landscape Maintenance	\$1,200.00	\$14,400.00

“I’m so pleased with the new drought tolerant and California Native plants you selected. They are so beautiful! I love driving along the corridor and seeing all the colors, textures and life buzzing around these amazing plants. The great thing about it is we’re saving money on watering and the new plants are so much better than what we had before.”

- Steve Nord, Board member, Vista Valley HOA

9. PARTIAL LIST OF REFERENCES

<u>Homeowners Associations and Apartments</u>	
Alisal HOA	949-498-1129
Buena Vida HOA	951-699-7656
La Costa Real HOA	760-666-2075
La Costa South HOA	760-585-5104
Marinita HOA	949-376-2126
Meadow Lake Drive Apartments	760-639-1019
Sweetgrass Estates HOA	619-339-1649
Tocayo Canyon HOA	949-498-1129
Villa Del Monte HOA	619-339-1649
Vista Valley Country Club Villa's HOA	760-842-8164

Commercial and Retail

Commercial Retail Building	951-696-1170
Rainbow Municipal Water District	760-728-1178
Fallbrook Villas	760-728-7015
Loma Linda Medical Clinic	909-558-6035
Temecula Promenade Shopping Center	626-768-0895

Property Management

Associa Prescott	800-404-0141
Ammcor	949-661-7767
Cal West Management/La Costa HOA	760-438-5720
Hart Ventures LLC	310-721-4203
HOA Business Solutions/Villa Del Monte HOA	619-339-1649
Ke Management	619-260-1474
SZ Prosperity Investments, Inc./Jamba Juice Retail Center	909-223-6987
Webb Community Management, Inc./Forster Casablanca HOA	949-498-1129

10. MAINTENANCE AGREEMENT

March 22, 2016

This Agreement is between: **WESTERN LANDSCAPE MAINTENANCE PLUS, INC. 216 E Aviation Rd, Fallbrook, CA 92028** (Herein after referred to as WLMP) & **Capistrano Bay District, 35000 Beach Road, Capistrano Beach, CA 92624** (Herein after referred to as "Owner"). WLMP will perform the landscaping and gardening work specified herein at the property listed above and on behalf of the Owner.

WLMP recognizes the following (5) holidays: Labor Day, Memorial Day, Fourth of July, Thanksgiving, and Christmas.

DESCRIPTION OF WORK TO BE PERFORMED: WLMP will furnish all labor, equipment, supervision and tools necessary to maintain the landscaped areas in accordance with the specifications listed as Exhibit "A" that is incorporated into and made a part of this contract. Exhibit "B" contains lists services that are not included in this agreement. This is a maintenance agreement only, for routine maintenance of plants, gardens, irrigation inspections and minor repairs.

TERM: The term of this contract shall be on a month to month basis and can be cancelled by either party with a thirty (30) day written notice.

INSURANCE: WLMP at its own cost and expense shall obtain the following insurance policies with policy limits as indicated hereunder and which WLMP shall maintain or cause to be maintained in full force and effect throughout the duration of this Contract.

a) Workmen's Compensation Insurance

Workmen's Compensation Insurance shall provide benefits equal to the laws of California, for any WLMP employee, where any work under this Contract is being conducted.

b) General Liability Insurance

General Liability Insurance shall cover all operations of WLMP required for the performance of the Work under this Contract with a limit of not less than \$2,000,000 (two million dollars).

PROPERTY MANAGEMENT COMPANY. In the event a property management company manages the Property, the Owner hereby designates said company as its duly authorized representative for purposes of dealing with WLMP. Without limiting the forgoing, WLMP may rely upon and follow all instructions and directions received from said company as if the same were specifically authorized and given by the Owner or, as applicable, the responsible officer, representative or committee of the Owner, without separately confirming the same with the Owner or any such officer, representative or committee. WLMP may also require that any requests for service be submitted through said company (unless otherwise noted). WLMP may address to the property management company any notice or other communication to the Owner, and said notice or other communication will be deemed delivered to the Owner when delivered to the property management company.

ATTORNEYS' FEES. In the event of any legal notice to enforce or interpret this Contract, the prevailing party in that action shall, in addition to such other relief as may be granted, be entitled to recover from

the non-prevailing party all of the prevailing party's reasonable attorney's fees and costs, including court costs.

INDEPENDENT CONTRACTOR. WLMP is and at all times will remain an independent Contractor in connection with this Contract and the services and other matters contemplated by this Contract.

LATE CHARGE. If any amount payable to WLMP pursuant to this Contract is not paid in full when due, then, in addition to and not in limitation of any other rights or remedies WLMP may have under the circumstances, at WLMP's option the amount not paid will thereafter bear a late charge of one and one-half percent (1 1/2%) per month until paid or, if less, the maximum charge permitted by applicable law.

PAYMENT: Owner agrees to pay WLMP on or before the tenth (10th) day of the following month in which services are performed, the sum of **\$1,200.00** per month for the performance of services herein required of WLMP; and WLMP agrees to accept said sums in full payment for any and all services rendered by WLMP as stated in "Exhibit "A"", except for services performed under authorized extra work order.

By: *Marty Dieckmeyer* Print Name: Marty Dieckmeyer, President Date: 3/22/16
WESTERN LANDSCAPE MAINTENANCE PLUS, INC.

Owner: _____ Print Name: _____ Date: _____

Owner: _____ Print Name: _____ Date: _____

11. EXHIBIT "A"

LANDSCAPE MAINTENANCE SPECIFICATIONS / CONTRACT

The work involved, which shall be performed, includes the maintenance of all the common landscaped areas unless otherwise noted. All weekly maintenance debris shall be hauled off-site and disposed of in a green-waste recycling facility.

This is a performance based contract. The amount of labor to perform the requirements herein will vary according to the projects requirements. Labor will be based on the sole discretion of Western Landscape Maintenance Plus, Inc.

WLMP shall maintain an emergency after hour's number (949-547-6605) available twenty-four (24) hours per day, seven (7) days per week. After hours emergency calls will be serviced with the intention of stabilizing the immediate problem until a crew member can revisit the problem the following day during regular working hours. After hour fee is \$48.00 per hour. Our regular hours of operation are Monday through Friday, 6am to 3pm.

WLMP shall designate a qualified representative with experience in landscape maintenance. The work force shall be uniformed and personably presentable at all times. All employees shall be competent and qualified, and shall be a U.S. citizen or a legal resident.

1. GENERAL MAINTENANCE

- a) Policing of common areas each visit.
- b) WLMP will clean grass clippings or leaves from sidewalks and driveways adjacent to common areas throughout the property where landscaping services are performed each visit.
- c) Any and all employees of WLMP who performed unsatisfactory work at the premises will be replaced immediately by WLMP.

2. SPRINKLER MAINTENANCE

- a) WLMP will set the automatic controllers to allow for the optimum water penetration of each type of head for plant species and soil texture.
- b) WLMP will repair minor irrigation breaks, which occur at the riser, when discovered during each visit, for parts only.
- c) Irrigation repairs, such as mainline breaks, valve repair or replacement, controller repair or replacement, valve wires and backflow preventers, seasonal irrigation tuning etc., will be treated as an extra service by our irrigation technician at \$48/hr.
- d) WLMP shall at our own expense, repair and/or replace any portion of the irrigation system damaged by WLMP at no charge to the Owner. WLMP shall complete any such repairs within a reasonable amount of time after discovery.

3. LAWN MAINTENANCE

- a) Mowing, edging and line trimming of all lawn areas to produce a neat and healthy appearance.
- b) Fertilize all turf areas 4 times per year to maintain a green, healthy appearance. Fertilizer type will be based on seasonal conditions and plant type. Fertilizer for all turf areas is a slow release fertilizer and is included in this contract.
- c) Broadleaf weed control for turf areas with accepted chemical methods is included.
- d) Pre-emergent weed control materials for turf areas are extra, application labor is included.
- e) Turf height shall be maintained as appropriate for climate and seasonal conditions.

4. TREE AND SHRUB MAINTENANCE

- a) Trimming of all shrub beds to produce a neat and healthy appearance on a scheduled basis.
- b) Tree and shrub trimming will be performed as needed on trees and shrubs that are less than twelve (12) feet in total height. Trees and shrubs over twelve (12) feet in total height will be considered an extra and are not a part of this agreement.
- c) Trees and shrubs shall be trimmed up to allow for unobstructed movement by pedestrians and vehicles as needed to maintain a neat appearance and promote healthy growth.
- d) Tree ties shall be inspected regularly. Any girdling or embedded tree ties shall be removed. Additional staking and guying of trees shall be an extra, upon the approval by the Owner.
- e) Fertilize all shrub areas 2 times per year, during the growing season. Fertilizer type will be based on seasonal conditions and plant type. Fertilizer is included. Supplemental soil amendments, minerals etc, will be extra and only applied upon approval of the owner, and if necessary for optimum plant health.
- f) Specialty Palm fertilizer is and extra.

5. GROUND COVER MAINTENANCE

- a) Trimming, edging and weeding ground cover areas on a scheduled base to maintain a neat appearance and promote healthy growth.
- b) Fertilize all ground cover areas 2 times per year, during the growing season. Fertilizer type will be based on seasonal conditions and plant type. Fertilizer is included. Supplemental soil amendments, minerals etc, will be extra and only applied upon approval of the owner and if necessary for optimum plant health.
- c) Slope fertilizer (if applicable) will be applied on an as needed basis. WLMP will be reimbursed for fertilizer materials, at our cost for slope fertilizer materials. Labor is included.

6. INTEGRATED PEST MANAGEMENT

- a) WLMP agrees to treat all shrubs, trees under 12 feet in total height and other plants and planting areas with the proper amounts of commercially acceptable materials to control minor pest infestations. Labor and materials for minor pest control is included in this contract.

Spraying of trees and shrubs over 12 feet in total height is not included in this contract.

- b) Snail bait materials will be billed at WLMP's cost, labor is included.
- c) Gopher and other vertebrae pest control is not included in this contract.

7. EXTRA WORK

- a) WLMP shall furnish the Owner with a written estimate for any work to be performed that is not included in this contract. WLMP will not proceed until written authorization has been received from the Owner. Any products or services not otherwise specified in this contract shall be negotiated between WLMP and Owner at a price to be agreed upon between both parties.
- b) All extra work, except where noted, shall be completed at \$26.00 per man-hour or on a proposal basis.
- c) Irrigation technician shall be billed at \$48.00 per hour.

8. CONDITION OF PROPERTY

This Contract is based upon the initial site conditions at time of bid, consisting of regularly scheduled maintenance.

9. STANDARD PLANT MATERIAL RATES*

These prices are for **STANDARD** plant material only and include the installation labor, one year replacement warranty, starter fertilizer and amendments. Ground cover has a 90 day warranty and color a 30 day warranty. Prices for California Natives, Hybrids and new plant varieties will be higher.

24" Boxed tree	\$315.00
15 gallon tree	\$115.00
15 gallon shrub	\$105.00
5 gallon shrub	\$35.00
1 gallon shrub	\$12.00
Flat of ground cover	\$28.00
Flat of color	\$35.00
One yard of mulch	\$60.00

*These above prices include plant material, installation labor and starter fertilizer

12. EXHIBIT "B"

THE FOLLOWING SHALL BE INCORPORATED INTO THESE SPECIFICATIONS AND SHALL SUPERSEDE ANY CONFLICTING SERVICES OUTLINED ABOVE.

CAPISTRANO BAY DISTRICT
January 2014
LANDSCAPE MAINTENANCE
GENERAL REQUIREMENTS AND RESPONSIBILITIES

The Contractor shall maintain insurance; general liability (\$1Million), automobile and worker's compensation, at all times and shall provide proof of insurance to client when requested.

The majority of the maintenance requirements are focused on the community entrance area (a work area 940'x60') from the RR grade crossing southerly to the first residence at 35051 Beach Road, a distance of approximately 940 ft. and from the fence on the railroad side across to the fence on the seaward side, a distance of approximately 60 ft. There is minor work in the District's northgate maintenance yard and a regular drive-through of the entire community for miscellaneous cleanup requirements.

A. The implementation of landscape maintenance shall be on a regular weekly cycle on the same day each week to the greatest extent possible. In order to effectively fit in with the pre-existing street sweeping schedule, the weekly maintenance shall be on Fridays as a first preference and Thursdays as a second preference.

B. Contractor's field supervisor or project manager shall inspect the contract area no less than every other week with the District Manager or member of the Board if the Manager is absent and provide a functional daytime cell phone contact number, also, contractor shall provide a 24 hr. emergency number.

C. The weekly maintenance crew foreman must be able to communicate in English and regularly engage with the District Manager on quality and quantity of work.

D. All trimmings, clippings, leaves and debris created by the maintenance work and that which falls off the vegetation during the week shall be removed and disposed of offsite.

E. All hardscape surfaces including the paved roadway, curbs, gutters and sidewalks shall be blown and swept clean of accumulated debris including all lava stone walls and elevated horizontal surfaces such as stone planter walls, benches, sills around the guard building, etc. Drain catch basin traffic grates shall be protected during sweeping to keep debris from falling into the catch basins.

F. All surface drains and curb openings and channels shall be kept clean and free of debris, including the three curb openings along the seaward curblines southerly of the guard shack.

G. All vegetation shall be trimmed in a manner that promotes healthy growth and shaped in a manner that retains the original design and keeps walkways, entries, parking areas and streets nuisance free.

H. Turf areas shall be mowed at least weekly and of a height determined by the species.

I. Fertilizers shall be used as required by the plant species and applied according to mfg. specs.

J. Weeds shall be pulled when necessary and generally abated through the use of herbicides and/or pre-emergents.

CAPISTRANO BAY DISTRICT

January 2014

LANDSCAPE MAINTENANCE

GENERAL REQUIREMENTS AND RESPONSIBILITIES

K. Landscape accent lighting shall be weekly inspected and burned out bulbs replaced and, any lighting that has become loose and fallen out of position shall be repositioned. Lighting problems beyond burned out bulbs shall be reported to the District Manager.

L. Sprinkler systems, timers and controllers shall be checked regularly for proper timer intervals, spray coverages and damage.

M. Bamboo shall be trimmed on the railroad side so as not to hang over the line of the fence and on the sidewalk side so as not to be a hazard to pedestrians, and, the thick leafless stalks shall be regularly cut off and removed.

N. Bougainvillea on the fence on the seaward side shall be regularly trimmed tight against the fence.

O. White fly and other pest infestation shall be regularly watched for and controlled with the use of appropriate pesticides when necessary, especially with the hibiscus and bird of paradise plants along the railroad side of the area.

P. Wipe all bronze signs around the guard shack area weekly with WD-40 and cotton rag (9 signs total)

Maintenance of Northgate Area

- Pull/abate weeds along all fencelines and around in dumpster and storage areas and in iceplant area on railroad side of roadway
- Regularly monitor the sprinkler system to ensure proper irrigation of iceplant area
- Weekly sweep/blow the dumpster area and the paved area north to where the pavement ends
- Regularly maintain the planter area adjacent to the RR grade crossing on the northerly side

Weekly Community Drive Through Inspection

Check, clean and/or pick up the following:

- branches/trash/debris on the roadway
- dead rodents/birds on the roadway
- branches sticking out from the side of the road into traffic
- tipped over trash barrels
- debris collected around storm drain grates and surface drain swales at:
35577 and 35595
- debris accumulated in drainage outlets at south end of road at 35857
- scrape algae from concrete flood channel next to 35067 and remove debris offsite

Capistrano Bay Community Services District

35000 Beach Road

Capistrano Beach, CA 92624

Donal S. Russell, Manager

949-496-6576 office

714-206-4331 cell

drussell@capobay.org

WESTERN LANDSCAPE MAINTENANCE PLUS, INC.,
707 Calle Los Olivos, San Clemente, CA 92673
martyd@westernlandscapemaintenance.com 888-829-8333