

2025 LANDSCAPE SEASON INFORMATION

- Yellowstone Landscape is our landscape contractor for the 2025 and 2026 seasons.
- Service dates for landscaping by Yellowstone Landscape (YSL) are April 1, 2025 through November 30, 2025.
- The NO TRIM LIST from last year will carry over to this year, if you wish to be added or removed, contact PBR Management, as soon as possible in the form of an email or as a written request. (The No Trim List refers to homeowners that do not wish to have their bushes/shrubs/hedges trimmed by YSL.)
- Questions/issues
 - On days when YSL is onsite, contact
 - First, Kathy Kurth 312-659-8298
 - Second, Rich Brzezinski – 847-971-3860
 - Any other time, Becky Reynolds, PBR Management at 779-552-8885 or pbrgroup4@gmail.com
- Spring Clean-up – spring clean-up is completed as soon as weather and ground conditions permit.
 - Hand rake, blow or remove (as appropriate) leaves and debris from rock and shrub beds. Debris will be disposed of at an offsite disposal or compost facility.
 - Sweeping/blowing of drives, walks, walkways and steps of landscape debris.
 - Ornamental grasses, as well as perennials that were left for winter interest will be cut back to horticultural standards.
 - Note, to ensure quality of service and safe operations, the first few days of April will be focused on landscape crew orientation and safety training. Service may or may not be provided to your property during this time. This essential training will not impact the completion of spring clean-up within 45 days of April 1, 2025 – weather dependent.
- Mowing
 - All pet waste must be removed from lawns prior to mowing days.
 - Mowing days will be Wednesdays & Thursdays, weather permitting.
 - All mowing shall be done in a neat and orderly manner.
 - All turf areas will be mowed, as needed, to maintain a height of three to three and one-half (3"-3½") inches within a seven-day cycle. This shall be interpreted to mean weekly mowing except in those weeks where the grass does not reach a minimum of one (1") inch in growth from the prior week's cutting. NOTE: Any cables, wires or irrigation (sprinkling equipment) not buried to specifications (6" deep) or removed from lots will be the responsibility of the homeowner.
 - All turf areas adjoining hard surfaces, obstructions and cultivated areas shall be kept neat by edging and/or trimming.
 - All grass clippings and debris, whether from mowing or edging, shall be removed from the sidewalks, streets and entrances by end of the service day.
 - Grass next to foundations, fences, siding, light poles, decks, signage, A/C units, lamp posts, curbs, etc. shall be trimmed to keep a neat appearance.
- Fertilizing & Weed Control
 - All lawn areas shall be fertilized three (3) times during the total season at a minimum of 3.5lbs of active ingredients per 1,000 square feet and all lawn areas shall receive three (3) applications of broadleaf weed control. All applications of chemicals shall be at the manufacturer's recommended rate and applications to be applied by an Illinois Licensed Applicator and flagged per state regulation as follows:

- Mar/Apr/May – pre-emergent crab grass control, broadleaf weed control and premium grade fertilizer
- Jun/Jul/Aug – premium grade fertilizer and broadleaf weed control
- Sept/Oct/Nov – premium grade fertilizer and broadleaf weed control
- Sidewalk Edging
 - Complete edging of grass adjacent to all sidewalks shall be performed seven (7) times during the season. The work shall be performed during the months of Apr, May, Jun, Jul, Aug, Sept, and Oct.
- Bed Care
 - Front and side foundation beds only.
 - Pre-emergent and/or weed control in the planting beds shall be accomplished one (1) time each season. The herbicide will be applied at the manufacturer's recommended rate.
 - The process of spot weeding plant beds shall be done during weekly services. This is a continuous process that will target specific areas each week to ensure monthly weed management
 - Apr/May – weed inhibitor and edge beds
 - Jun/Jul/Aug – weed beds
 - Sept – edge beds
- Pruning of Bushes/Shrubs/Hedges – up to six (6') feet in height
 - **If you are on the NO TRIM LIST the pruning service listed below will NOT apply.**
 - Front and side foundation bushes/shrubs/hedges only.
 - All deciduous and evergreen shrubs shall be trimmed each growing season at the proper time of the year for the specific species and variety of each plant to achieve the following:
 - Retain the individual plant's existing plant form symmetry and conformation and prune to eliminate branches, which are rubbing against structures, i.e., buildings, A/C units, etc.
 - Assist the plants in maintaining and improving their natural size, shape, scale and conformation in the total landscaped picture of which they are part.
 - Deciduous and flowering shrubs shall be properly pruned immediately after the blossoms have cured, with top pruning restricted to shaping the terminal growth, removal of interfering branches and control of the height of the plant. Hedges, both evergreen and deciduous, shall be trimmed (sheared) two (2) times per season during the months of June and August.
- Deciduous Tree Pruning – up to ten (10') feet in height
 - Front and side foundation trees only.
 - All deciduous trees shall be pruned to provide clearance for pedestrian traffic up to ten (10') feet as well as eliminate dead or damaged branches and to remove "suckers."
- Fall Clean-up
 - To be completed by November 30, 2025, weather permitting.
 - Rake of leaves and debris.
 - When necessary, large accumulations of leaves shall be removed prior to each mowing.
 - Perennials will be cut back according to species and value to winter landscape.
 - Last mowing of grass will be cut to a length of two and one half (2½") inches.
 - Sweeping/blowing of drives, walks, walkways and steps of landscape debris.
- Insect and Disease Control – NOT included in YSL contract.