

## Landscaping Tips for Homeowners

The Landscape Commission and Property Management have been busy meeting with our Vendors for the spring /summer startup. We discussed what a great job was done last year and where we can all make improvements.

For your convenience, **please find attached another copy of the landscape vendor's maintenance schedule.** This should help you better plan the management of your landscape, that is, when to prepare for an application from Weedman and/or mowing from Sebert. Please note that if you need to mulch, it is best to wait until after spring cleanup and pruning of shrubs - end of June or of July.

**We are including the initial mowing schedule** which will start within the next two weeks weather permitting.

Although our vendors offer us much assistance in property maintenance, the ultimate responsibility of your property lies in the hands of the homeowner. The need for maintenance changes with the age of the community.

Below are some tips to help you with the maintenance of your landscaping. Take a look around the neighborhood for some examples.

### Irrigation

- Regulate watering before mowing or receiving an application.
- Make sure your property is ready for the mowers.
- Aim for deep and infrequent waterings.
- As of January 1, 2026, South Barrington restricts Village water use for irrigation to 5:00 – 9:00 am and 5:00 – 10:00 pm, based on odd/even dates. Systems cannot be installed within 25' of septic systems or 15' of property lines. New systems must use EPA Water Sense-labeled controllers.
  - **Watering Times (Effective January 1, 2026):** Outdoor sprinklers using village water are limited to 5:00 am – 9:00 am and 5:00 pm – 10:00 pm.
  - **Odd/Even Restrictions:** Properties with odd-numbered addresses water on odd date as long as it is not two consecutive days in a row (example the 31<sup>st</sup> of the month and again on the 1<sup>st</sup> of the month). Properties with even-numbered addresses water on even dates.

- **Technology Requirements:** New or replacement systems must have WaterSense-labeled controllers that use soil moisture or weather data. Learn more about EPA WaterSense Controllers at <https://www.epa.gov/watersense/watersense-labeled-controllers>

### **Erosion**

- Install retaining walls.
- Install sod or multiple seedings.

### **Drainage**

- To remove water from accumulating, install new drains or catch basins.

### **Mulch**

- Per Regency's Rules and Regulations, the homeowner must maintain 1 inch of mulch in beds and tree rings.
- Note: Add mulch after Sebert finishes spring cleanup/pruning of shrubs at the end of June or July.

### **Root Damage from Trees**

- Tree removal
- Root removal
- Replace with sod or approved plantings.

### **Pruning of Trees**

- Thinning out of tree branches allows the sun to reach the lawn and other foliage to encourage growth.

It will be at the Vendor's discretion not to service a yard if there are issues not taken care of by the Homeowner and therefore the service may cause damage to the property.

If there is a service you do not want, please use the flag system that Regency has in place.

**Attached is an explanation of the Sebert system to include red or pink flags.**

Weed Man uses white flags to denote that you do not want a service. Example: you have just seeded and don't want weed control etc.

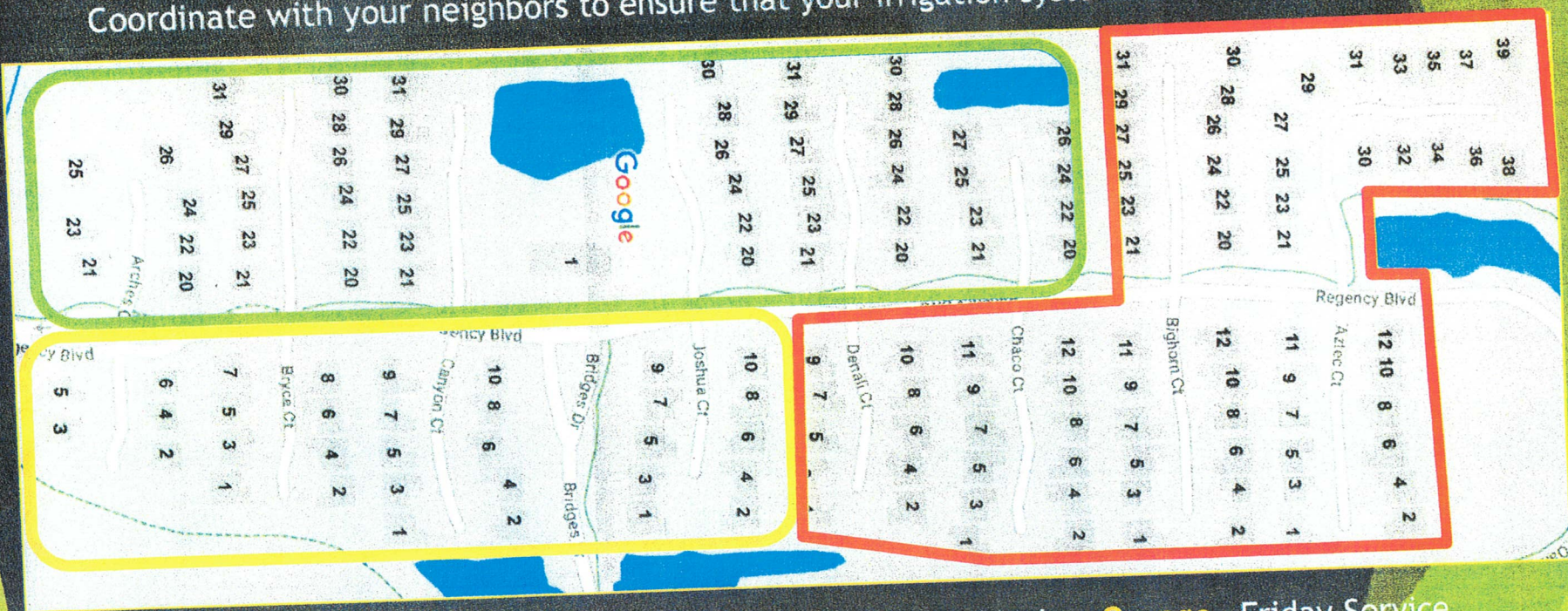
There are a limited number of flags in the clubhouse for your use. You may also purchase your own red or pink flags for Sebert's services.



# How can you help protect your landscape?

Set Irrigation to reduce turf saturation on the day of mowing.

Coordinate with your neighbors to ensure that your irrigation systems do not overlap



**Green** = Wednesday Service **Red** = Thursday Service **Orange** = Friday Service

\*\*Approximate Mowing Schedule- May Alter due to weather, site conditions or at the discretion of Sebert Landscape



## Sebert Landscape

### Resident Landscape Schedule

2026

#### Spring Cleanup – April 1<sup>st</sup>- May 1<sup>st</sup>. (clean up may start in Mid-March if weather conditions permit)

Removal of accumulated fall and winter debris from turf and plant beds. Sebert will hand rake turf where it is matted or damaged. Perennials that were left up for winter interest will be cut back in the spring.

#### Perennials Cut back in the spring

- Sedum
- Ornamental grasses to crown level
- Spirea shrubs
- Roses to green stems

#### Shrub Pruning

Pruning shrubs less than six feet will be provided in accordance with horticultural specifications. Flowering shrubs (ie.. lilacs, viburnums, forsythia) will be pruned after flowering of the late blooming species has occurred. **Shrubs will be pruned as they have in past years unless agreed upon by each party.**

*For example; if a row of shrubs were hedged and sheared with hedge trimmers- we will continue to prune in that manner.*

#### Plants Pruned in Spring or Early Summer

- Spirea shrubs- We will prune by doing a hard cut. Cutting them to 12-15" above ground. This is rejuvenation pruning and will improve the health of the plant. ***–Done in April***
- Shrub Roses (ie Knockouts, Carefree) - We will cut to the live growth on the stem. ***Done in April***
- Hydrangeas - (select varieties)
  - Paniculata (PG/Limelight types) can be pruned in the fall, winter, or spring. However, it is not necessary to prune them every year. Recommend to trim out crossing branches and those that do not contribute to an attractive form.

- Ornamental Grasses - Will be left up in fall for winter interest and to help protect the crown of the plant. Grasses will be cut back to 8-10" in the spring. **Done in April**  
\*\*ALL grasses around Air Conditioner (A/C) units will be trimmed back in fall.
- Flowering shrubs – (lilacs, viburnums, forsythia) will be pruned after flowers are spent and before bud set—**Approx. May/June/July**

Pruning of shrubs occurs up to three times during the contract season - Generally - June, August and October. Weather permitting and determined by plant species.

**Tree Trimming - Common Area only**

Trees (up to 12 feet) along sidewalks or parking lots will be pruned to have lower limbs removed such that when wet, branches do not brush the pedestrian traffic. **Trees within the lawn area lot lines are the responsibility of the homeowners.**

**Bed Maintenance - May**

All plant beds (**unless red flagged**) shall be maintained by the use of mechanical, chemical or manual operations to help control weeds.

\*\*Weeds are an ongoing task and will be managed to the best of our ability within the contract. Property will not be 100% weed free

Beds will be spade edged in the spring, following the spring cleanup. Spade edging will be done by mechanical means where applicable or by hand with a spade shovel.

**\*\*\*Spade edge operations- we will make every effort to maintain existing bed size.**

Cultivation - is the turning of mulch in the plant beds. This will be done in spring (May-June).

At this time pre-emergent will also be applied to existing beds.

Cultivation and spade edging operations may be delayed due to inclement weather conditions.

<b><u>TASK</u></b>	<b><u>April</u></b>	<b><u>May</u></b>	<b><u>June</u></b>	<b><u>July</u></b>	<b><u>August</u></b>	<b><u>September</u></b>	<b><u>October</u></b>	<b><u>November</u></b>
Pruning			X		X		X	
Tree Trimming			X		X		X	
Bed Maint.- (spade edge, cultivation, weed control)		X						

**Vendor Discretion**

If Sebert Landscape deems that site conditions are not suitable to provide service in a safe or horticulturally correct manner, the vendor will be allowed to make the decision to suspend or alter service.

(ie: Saturated turf or beds, or dry high heat conditions)

### **Fall Cleanup-**

Turf will be mowed at the appropriate height to help prevent matting from snowfall. Annuals planted by Sebert will be removed. Perennials maintained by Sebert will be cut back. Leaves will be mulched with our mulching mowers and then blown back into the beds where applicable. The leaves will break down over the winter months and provide additional nutrients back into the soil. However, if leaves are heavy in areas we will rake and remove them with our mowers with catchers.

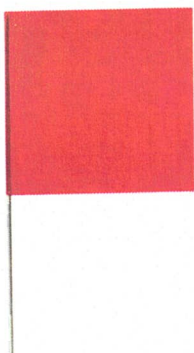
Homeowners that install seasonal flowers – it is their responsibility to remove the flowers at the end of the landscape season and leave the pile or bag at the end of the driveway for pickup.

### **Perennials cut back in the fall**

- Hostas
- Black Eye Susans
- Daylillies
- Catmint
- Purple Cone Flower
- Calamintha
- Salvia
- Ornamental Grasses- Will be cut back around all A/C units and at the Entrance Gates to the community
- Yarrow

Landscape debris can be placed by the curb or near one of Sebert's grass clippings piles for pick up on a weekly basis during the landscape season. All debris to be at the curb by 9:00 AM on your scheduled day of service. Debris to be in paper lawn bags or loose. No plastic or other containers.

## Flag System



### RED FLAGS

**If Red Flags are put in by the homeowner to indicate that Sebert crews will NOT be maintaining the bed. (no clean up, weeding, pruning, spade edge or cultivation operations.) the bed work would be the responsibility of the Homeowner**



### PINK FLAGS

**Pink Flags can be placed in the beds by the homeowner to indicate to Sebert that they do NOT want a particular service provided in the month. (ie..pruning, edging, cultivation)**

- ❖ *Homeowners are responsible for installation, replacement and removal of all indicator flags.*
- ❖ *Flags can be picked up at the Management Office/Clubhouse*

❖ *If Homeowner has a special request in-regards to contracted services (skip mowing, pruning) They must notify the office minimum 3 days prior to services scheduled*

**For additional information please review the Regency weekly emails/newsletters.**