

Summary of Improvements by Maintenance Categories

- 2026 Snow Removal & Salt Maintenance
 - #1 Survey Complaint ... Oversalting Driveways, Front Porch, Streets, (Salting measures are an extra cost/usage to HOA)
 - Hand Shovel 12” from Garage, Front Steps to Entryway
 - Snow-Plow Skid steer to add **Poly Shields** to Bases
 - Snow Blowers on Sidewalks, Mailboxes, Fire Hydrants
 - Driveways: **Hand Push Salting Spreaders**, **NO** Truck B-BOX dumps (Calcium Chloride Product)
 - Salt up to the front Porch, Sidewalks, and mailboxes
 - Driveways ... **NO** salt or **SALT** Option (Homeowners)
 - **NO** salt on porch to entry door (optional Bucket)
 - Streets: West Chicago & Winfield Township Coop
- 2026 Lawn Maintenance *(Slow down, even cuts, A-TEAM)*
 - **6 Person Crew w/super (Jose) on site**, Tablet **w/ID Map**
 - Equipment Changes
 - 48 “ **walk behind mowers** Homeowners (fronts)
 - **Push Mowers** (between homes w/ID trouble areas)
 - Standing mowers for large open & common areas
 - Rotate Starting Location (3 options)
 - Cut Height Spring 3.5”, Summer 4”, Fall 3.25, Final 3”
 - **Trimmers follow cutters, one street at a time**
 - Weekly Report by Superintendent (**damages & repairs**)
 - Outlots Cut (bi-monthly) **Plus additional Perimeter Paths**
 - Slower Process = **Even cuts, better details, less damage**
 - Heavy Growth **May/June Catchers, Mulch Clippings**

Summary of Improvements by Maintenance Categories

- 2026 Planting Beds, Mulch, Trimming, Pruning
 - Spring Clean Up: (2) Week Window (May/June)
 - Cut Ornamental Grasses (April)
 - Bed Weed Application (April)
 - Fall Clean Up: (2) Week Window (Sept/Oct)
 - Signage (Front of subdivision) (2-week windows) & PSI
 - Individual Requests Outside Windows. The resident can use (PSI Work Request)
 - Mechanical Edging of Beds (April 1, June 1, August 1)
 - Mechanical Edging of Sidewalks/Curbs (1 Month)
 - Hand Weeding of Beds (May 1, June 1, July 1, August 1)
 - Line Trimming of Parkway Tree Circles (Weekly)
 - MULCH install (2" Top Coating) Premium Triple Shredded Blend
- Common Areas, Website, Holiday Decor, Flags
 - 2025 Improved Common Berm Areas, Access Points (Slit Seeded), Replace Costs 2025 \$10,651
 - 2026 Continue to Improve Common Turf Areas
 - 2025 Provided Home Soil/Turf Aeration (1 x)
 - 2026 Homeowners Aeration Cost
 - 2025 Pulte Supplied (20) Perimeter Common Trees (NO Warranty), West Chicago 13 Parkway
 - 2026 HOA Responsible for Repair/Replace
 - 2026 PSI and Website will coordinate efforts to reduce the use of flags and communicate services via a coordinated Database & Ma
 - 2026 Purchased Holiday Decorations (1 x)



TRU GREEN Weed/Feed Services Promise

2 Cited Negative Problem on Survey Services

(Weed/Feed Service)

We have a Corporate Research and Development team that works with local Universities, U of Illinois, and others, to determine product usage and timing.

- ***“We guarantee our weed control when you take (4) or more applications. If weeds do happen to reappear between applications, let us know, and we will come back out and spot treat free of charge.”***
- ***Call Back Service: Please use Property Solutions and put in a work order so we can track it and let you know when it’s been completed.***
- ***We will use the following equipment: 1.-Turfco Ride-on machine
2.- Vehicle with 300 ft hose to reach areas if using liquid product for tough to reach areas 3.-push spreader with a backpack for weed control (these are all listed on our work orders)***
- ***I will also attach MSDS sheets for the products mentioned above.***
- ***Looking forward to working with you in 2026 & beyond,***
- ***David Burba Commercial ... located in West Chicago, Illinois***



TRU GREEN Weed/Feed Specialist Service & Grub

4 Applications Weed/Feed, 1 Grub Control Application

- *First application (RD2 on our books) will include Fertilizer and Pre- emergent Crabgrass control (Barricade), and Broadleaf weed control (Escalade or Change Up, depending on the weather), and will be completed anywhere from mid-April into May*
- *Second application (RD3 on our books) will include Fertilizer again and Broadleaf weed control (either Vista or Change Up, depending on weather and will be completed in June or July*
- ***We will also complete the grub preventative application (Merit), which will be completed in June.***
- *Third application (RD5 on our books) will be a Fertilizer and Broadleaf weed control (either Vista or Change Up, depending on weather and will be completed in August or September*
- *Fourth and final application (RD6 on our books) will be a Fertilizer and Broadleaf weed control again (Change Up) and will be completed in September or October*
- *Service: All Trillium Farm Homeowners Lots and Common Areas*

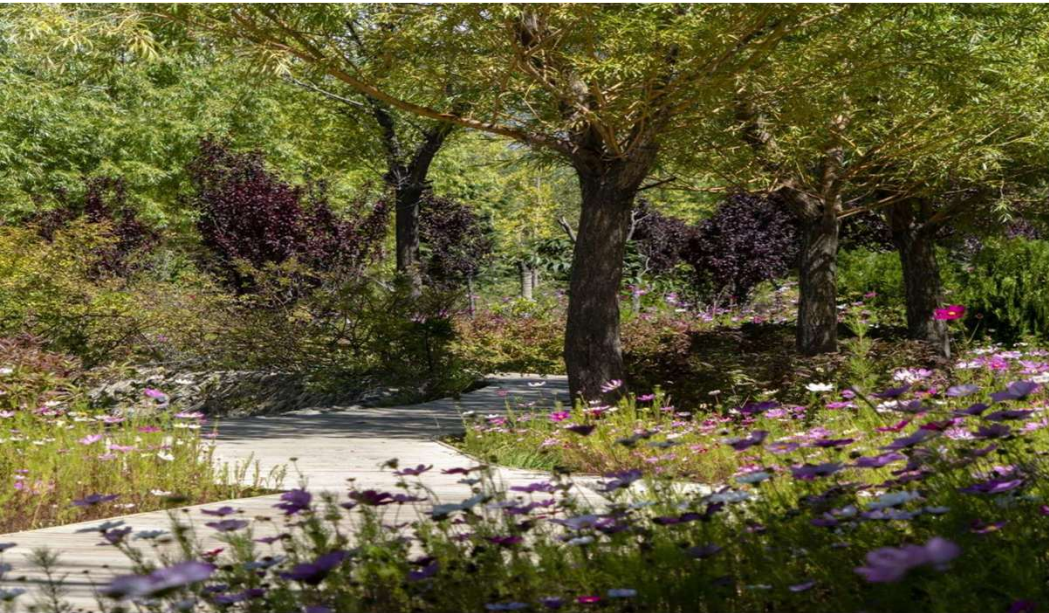


Wetlands and Common Areas

Wetland Management and Native Plant Integration

The Storm Water Management initiative has developed a subdivision ecosystem featuring native plant species that support local wildlife habitats and enhance our natural water resources.

Annual HOA maintenance expenses for this ecosystem are projected to range from \$15,500 to \$16,500 and have been incorporated into the community budget. Competitive bids will be requested from **Pizzo Environmental** and **CBELL Environmental**.



Future Plans for Common Areas and Community Amenities

Allocated funds will enable the HOA to undertake repairs and replacements of perimeter trees and plantings within the Common areas.

The committee intends to request design proposals focused on enhancing our entrances through a mix of native, perennial, and seasonal plantings.

Future Plans also include establishing walking paths, seating areas, and increasing the utilization of our 12-acre community spaces.