

4812 Haygood Point Road Virginia Beach VA 23455

Welcome to Virginia Beach! We hope you enjoy your time here and the house starts to feel like home.

1) Yard

a) Yard cutting and edging are maintained by:

James Ballou

757-672-1151

Note: James does not maintain the beds and side area (left side if looking at the house). On the left side of the house, we normally maintain weeds with weed killer or weed eater. We keep the bushes taller in that area to maintain privacy. James will pick up leaves during leaf season including this side area. James is helpful; just ask him if you need something done. If James is not doing what you guys expect, please let us know.

b) Grass Care – Seeding, etc.

Maintained by:

Dream Lawns

757-631-9773

Notes: Dreamlawns will send landlord and tenant appointment reminders and instructions on how to care for the lawn (watering instructions etc.) Please let landlord know, as soon as possible, if seeding is not taking or grass looks unhealthy.

c) Plants in Pots – The only plants that I would like to keep are the two bushes in pots (think they are boxwoods) and hosta's (hosta's can be transplanted in yard if you'd like). Please feel free to replace any other plants as they die. McDonald nursery is a great nursery with a very helpful staff. If you do not wish to use pots, just store them in the outside building.

d) Flower Beds – Most of the beds are maintenance free and contain perennials. Once plants and bushes go dormant just cut everything back. The Azalea's near the back gate can be cut back below the fence (they grow fast), Hydrangea's too (fast growers). If you have questions, please reach out. We use Preen around the flowers to reduce weeding time. Feel free to enjoy and plant what you wish but please stay away from invasive plants (example-ivy, we are still trying to kill it).

2) Trash

a) Trash picks up on Wed. morning. Recycle is every other week. Bag small yard debris and grass clippings in clear plastic bags and put out on the curb. There are lawn bags on top of the refrigerator in garage. Tree limbs must be left in a small pile; they will not pile up anything larger than 3ft.

3) Mail

a) Mail key is hanging in the hall closet with all other keys.

4) Power Wash

- a) If you have to power wash the house, please make sure they DO NOT use high pressure on the brick. The brick will chip away. I recommend:

Keep it Clean

<https://www.keepitcleanva.com/>

5) Bugs

- a) We maintain bug maintenance with:

Old Dominion Pest Control

<https://www.olddominionpestcontrol.com/>

757-985-5120

Notes: They do outside and inside. We only used outside service but should you see a problem inside, they will spray.

6) Garage Door Key Pad

- a) The code is 1021 and there are 3 garage door openers.

7) Floors

- a) The floors throughout the house are laminate and do not hold up well to a lot of water. You will notice cracks in the kitchen and den, just be careful that they don't absorb a lot of water. I normally mop with a damp Swiffer type of mop.

8) Air Filters

- a) There are extra air filters in the laundry room; we buy them at Home Depot or Amazon. The only working return is in the hallway.

9) Ring Door Bells and outside light above garage doors.

- a) Feel free to activate once you have wifi. We enjoyed having it.

Weird Stuff

1) Under Cabinet Lighting

- a) The junction box is under the sink, sometimes the cord comes loose and lights go out.
- b) You can order new lightbulbs on Amazon, they are cheapest.

2) Back Door

- a) You have to push the door in with your knee, pull up on handle and lock (all at same time).
- b) Every now and then the locking mechanism will break. If it does let us know and we will order the part on Amazon. It is a simple fix by just taking the door handle off and fixing it.

3) Water Filter Refrigerator – Replace every six months or so, there are extra under the sink.

4) Generator – whole house, in the event power is lost the generator will kick on a few seconds later.

- a) It will kick on once a week for about 10 min to test the systems and recharge the battery.

- b) I will set it to kick on at approx. 1030 every Monday. The run time is set by holding the exercise timer button down for 5 seconds and then the unit will kick on and then kick on at that time every week.
- c) The instruction booklet for the generator is located on the work bench in the garage.

5) Outside Cooler (Front Door)

- a) We signed up for Oberweis to make weekly milk delivery's (Wed. morning same as trash morning). Feel free to use the cooler, if not, please store in the attic
<https://www.oberweis.com/>

6) Gas Fireplace – See instructions booklet in garage.

Attic Belongings

- 1) We have stored personal items behind the wall and is locked. Should you guys need access for repairs just cut the tie wrap.
- 2) The items before the wall are free to use. We have black table that kids used for art. If you're crafty feel free to pain over it and use.

Back Garage

- 7) We left lawn/ yard equipment (lawn mower, weed eater, blower, rakes, shovels, etc). Feel free to use as needed. The blower uses a 40:1 gas/ oil mixture and the weed eater uses a 50:1 gas/ oil mixture. Feel free to use the gas cans in the garage.
- 8) There are some additional items out there, please use if you desire.