



## *Landscape Maintenance Proposal:*

### **Belmont Phase 4**

Arlington TN

*Landscape Services Group will furnish all labor, materials and equipment to maintain the landscaping on the above mentioned property. The following represents our complete landscape management program designed to make your property one of the most beautiful of its kind.*

#### **GENERAL SPECIFICATIONS**

##### **Mowing and Grass Care:**

- All turf areas which have been included in this contract will be mowed as needed during the growing season, unless otherwise specified, to maintain a uniform appearance.
- All curb lines, sidewalks, driveways and bed lines will be edged with appropriate equipment on a regular schedule during the growing season, not to exceed every other week.
- Areas not accessible to mowers will be cut with string line trimmers during service. This includes structure bases, fences and building edges where they apply.
- Upon completion of services, all walkways and curb lines will be blown free of debris and grass clippings. Any debris generated from services will be disposed of off site.
- Undesirable weed growth along curbs, walkways and other hard surfaces will be treated as needed with "Round-Up" or an equivalent.
- Landscape area will be serviced weekly and area around pond will be serviced every other week during the growing season. No pond service during the off-season.

## **Chemical Applications for Turf Areas:**

- ❖ Landscape Services Group will manage a full turf care program for your property. It will include the necessary fertilizers, post-emergent, and pre-emergent weed control to maintain a green, weed free turf. *The following is an approximate schedule of application.*

### **Early Season (January/February)**

- Pre-emergent spray control for crabgrass and other grassy weeds.
- Spray for wintering broadleaf weeds

### **Spring (March/April)**

- Post-emergent as needed to extend grassy weed control.
- Spray selectively for broadleaf weeds such as chick weed and clover as needed.

### **Late Spring (April/May)**

- Spray for late germinating broadleaf weeds such as fire weed and also crab grasses as needed.

### **Summer (June/July/August)**

- Spot treat for troublesome weeds as needed.
- 2 Fertilizations to maintain a healthy green turf.

### **Fall (October/November)**

- Pre-emergent for winter weeds.
- Spray for early germinating broadleaf weeds.
- *Hard to control noxious weeds such as Dallas Grass, Nutsedge and Button Weed, which require multiple applications, may result in an additional charge.*

## **Bed Area Maintenance:**

- Trimming and Pruning of all plant material will be done two times per year. Once in early spring and once in late summer. Some plant material may require trimming and shaping during the growing season and will be maintained as needed.
- Trees less than fifteen feet in height will be pruned as needed for safety along walkways and parking areas. Trees taller than 15' that require pruning can be done for an additional charge.
- Dead plant material will be removed during service, excluding trees. If replacement material is needed, a proposal will be provided to client for approval prior to installation.
- Weeds will be removed during service on an as needed basis.
- All plant material will be assessed on a regular basis, approximately once per month, for any disease or insect infestations. Proper treatments will be discussed with client as to correct such problems.

### **Leaf Removal:**

- Leaves that have fallen will be removed from all turf and bed areas 4 times in the fall and winter. Leaves in some turf areas will be mulched up to return nutrients to the soil.
- Entrances and common area curb lines will be blown on each visit to maintain a clean appearance year round.

### **SPECIAL SERVICES**

#### **Irrigation Maintenance:**

- Irrigation Start up, winterization and monitoring is included in this contract.
- Existing irrigation systems will be monitored for inefficient water usage, misdirected heads, broken heads, etc. Repair to irrigation systems will be billed at a rate of \$75.00 per man-hour.
- Backflow testing is available for an additional charge.

#### **Mulch:**

- ONE application of **hardwood** mulch **IS** included in this contract. **Mulch is estimated at 10 yards, if more material is used the additional will be billed at \$60 per yard.** The mulch will be applied to all applicable areas such as shrub beds and tree rings.

#### **Seasonal Color:**

- Seasonal color for spring and fall **IS NOT** included in your contract price.
- This includes bed preparation, flower planting, fertilization, weeding, insect control, disease control, pruning, and mulch. Bed areas include all existing seasonal color beds.
- The cost is based on an estimated 0 square feet. Any additional square footage may be billed at \$5.00 per sq ft

#### **Extra Work:**

## Landscape Maintenance Fees / Terms and Conditions:

- Our fees for providing these services will be **\$9,800.00** For your convenience, we will bill you in twelve equal installments of **\$816.66 per month**.
- Payment will be due no later than the Fifteenth day of each month beginning the first month work begins. If full payment is not received within Thirty days, an interest charge of 1.5% per month will be added to your account. If you default in your obligation to us, you will be liable for all collection costs including attorney fees.
- This contract will begin upon acceptance. This contract will be automatically renewed each year at which point either party may cancel with a thirty (30) day written notice. A 2% increase will be added to the basic maintenance price each year. In the event this contract is terminated before the end of the twelve-month period, client may be obligated to an early cancellation fee depending upon the amount of revenue earned by us based on the monthly services rendered chart. If contract is terminated early contractor shall not be held responsible for warranty items and/or items not completed at time of cancellation. With the understanding that our services are fuel based, an increase in these costs may result in a fuel surcharge. The national average price per gallon at the time this contract was written is \$3.89
- Landscape Services Group cannot be held liable for issues within landscapes which could potentially result in an injury. Safety issues brought to our attention will be addressed by providing a proposal for the recommended solution. LSG is not responsible and will be held harmless for any persons injuries occurring on site with the exception of an LSG employee.

### Monthly Real-time Services Rendered Chart:

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
3%	7%	10%	10%	10%	10%	10%	10%	10%	9%	7%	4%

### Initiation of contract:

Effective:

OWNER / MANAGEMENT CO.:

CONTRACTOR:

Client Name Belmont HOA

Landscape Services Group

Approved By: 

Approved By: Jason Lambert

Date: 4-20-22

Date: 2022