



**Ground Maintenance Proposal Continued- Hadley Park HOA, c/o IPM
P. O. Box 580 Arden, NC 28704**

D. Extra To Contract:

Materials not included in the above contract:

Aerating and Overseed: \$0.04 per square foot

Leaf Removal: Included

Spring and Fall Annuals: \$4.15 a square foot

Mulch: \$50 per yard installed, hardwood,

E. Payment Schedule:

This contract will remain in effect for a period of one year from the date of this contract. This agreement, if neither party is in default, will automatically renew itself for successive periods of one year unless either party provided written notice of the contrary at least 30 days prior to the expiration of the original or any renewal tem hereof. This contract may be terminated with a 30 day written notice, if either party is in default. Payment for services will be due any payable by the 5th of the month following services. A late charge may be added to delinquent accounts at 1.5% per month.

The cost to implement this program will be \$23,556 per year, payable in monthly installments of \$1963
There will be no service the week of Christmas because Landmark Landscapes will be closed.

Landmark Landscapes

Hadley Park HOA

By: Charlie Meek, Director Business Dev.

Owner: _____

By: _____

By: _____

Date: Sept. 9, 2010

Date: _____



Ground Maintenance Proposal

Landmark Landscapes submits this proposal to conduct the following ground maintenance for **Hadley Park HOA**. Landmark Landscapes agrees to 1) furnish all the labor, materials, supplies and equipment required to fulfill this program; and 2) maintain in force at all times during the contract period adequate Workmen's Compensation and Contractor Liability Insurance providing bodily injury and property damage liability coverage.

A. Lawn Maintenance

1. Lawns will be mowed weekly during the growing season (April 1 - September 30, weather permitting).
2. Lawns will be mowed as needed during the dormant season (October 1 - March 31, weather permitting).
3. Curbs and walkways will be edged two times per month during the growing season and as needed during the dormant season.
4. All grass clippings will be removed from curbs, streets and walkways after each mowing.
5. Landmark Landscapes will apply its full chemical program to your turf. This program is outlined further in the enclosed Fertilization and Weed Control Program to the front entrance.

B. Tree and Shrub Maintenance

1. All shrubs on the grounds will be pruned as necessary to:
 - (A) Develop or maintain the desired shape or size to preserve the landscape design - this being done five or more times during the growing season.
 - (B) Rejuvenate by taking out older stems to encourage vigorous young ones to take their place.
 - (C) Remove parts that are diseased or injured by insects.
 - (D) Remove dead wood or that which is winter killed.
 - (E) Remove suckers from the base of trees and shrubs as needed.
2. All bedding areas will be kept weed free:
 - (A) With a comprehensive pre and post-emergent chemical program or
 - (B) With hand weeding as necessary.
3. All shrubs will receive a complete insect control program, detailed in the enclosed Tree and Shrub program.
4. Ornamental trees over 12 feet will be pruned at an additional cost.

C. General Grounds Maintenance

1. Curbs, walks and sidewalks will be cleaned each visit year-round.
2. There will be a working supervisor with each maintenance crew. This supervisor has direct access to the President of Landmark Landscapes.
3. At the completion of the work each day, the contractor will remove from the premises all the implements and tools, and leave the area free of excessive pruning, clippings and other debris.
4. The manner and mode of conducting landscape maintenance operations shall be the prerogative of Landmark Landscapes.



Fertilization and Weed Control Program For Turf Areas

ROUND 1 February	Pre-emergent herbicide application to prevent spring weeds with slow release 19-3-7 to initiate spring growth.
ROUND 2 April	Second application pre-emergent herbicide to prevent summer weeds with slow release 19-3-7 to continue strong growth.
ROUND 3 June	Post-emergence broadleaf weed control will be applied as required.
ROUND 4 September	Balanced slow release fertilization, 18-24-12, to encourage strong growth into the winter months. Core aerating and over-seeding with fine fescue blend will be done in the fall with pelletized-dolomitic limestone as needed at an additional cost with approval from owner.

Landmark Landscapes may change portions of the program to improve performance.



Bed Care Program

ROUND 1 February/March	Early Spring The spring pre-emergent weed control in bed areas will help control annual weeds. Perennial weeds will not be affected. Spring Fertilization with balanced slow release 14-14-14. Cut back ornamental grasses and evergreen type perennials such as: Lenton Rose, Liriope, Christmas Fern, etc. Liquid feed pansies where applicable.
ROUND 2 April/May	Spring Treat shrubs and trees for disease and insect infestations as needed. Supplemental late spring fertilization after flowering or fruiting for Azaleas, Rhododendrons, and Hollies. Prepare and plant any summer annual beds agreed to by owner.
ROUND 3 June/July	Summer Dead head early spring flowering perennials to promote new blooms. Cut in half fall blooming perennials with tendencies to flop over. Pinch out spent blooms from Rhododendron and Hydrangea.
ROUND 4 September	Late Summer Remove spent summer annuals and replace with pansies where agreed upon by owner.
ROUND 5 October-December	Fall Remove leaves and shape/deep prune shrubs as needed. Cut back summer and fall flowering perennials. Liquid feed pansies as needed. Tree and shrub plantings should be done in the fall so that plants can establish over the cool wet season.

**Landmark Landscapes may change portions
of the program to improve performance.**