



SCHONHUT

Landscape Services

After surveying your property maintenance needs, I am happy to present you with the following proposal of services to begin December 1, 2022 and to end November 30,



Yearly Grounds Maintenance Proposal

Prepared for: Greystone Pointe HOA

Prepared by: Matt Schonhut, President of Schonhut Landscape Services, LLC

August 19th, 2022

Proposal number: 1

YEARLY GROUNDS MAINTENANCE SUMMARY

After surveying your property maintenance needs, I am happy to present you with the following proposal of services **to begin December 1, 2022 and to end November 30, 2024, with an option to extend one more year if both parties agree.**

Spring Clean-up

All common areas within the subdivision shall be cleaned of residual leaves, debris, and litter. All waste will be properly disposed of.

Lawn Maintenance

Regularly scheduled cutting of all turf will be conducted as needed to maintain a cut height of approximately three inches. Hand trimming around obstructions will provide for a clean appearance. Areas where turf meets concrete shall be vertically edged as needed, but no less than bi-weekly. Edges of beds where mulch meets turf shall be accented using a stick edger no less than twice per month. The serviced areas, including back patios and decks, will be power blown clean after each cut. Any stray litter or debris shall be picked up with each mowing.

Shrub Trimming and Bed Maintenance

All shrubs in common areas and in the front yard beds of homes shall be trimmed to maintain a clean appearance. Shrubs shall be trimmed two times throughout the growing season, spring and fall. Shrubs shall be touched up in mid-summer where needed. Tree trimming is not included in this proposal, except for where trees may cause an obstruction up to 9' off the ground. As part of the maintenance, all planting beds in common ground and front of homes shall be kept clear of weeds. This may be conducted through the use of control agents such as Round-Up or by hand pulling of the weeds and suckers. A pre-emergent control may be applied to beds where annuals need not be planted.

Fall Clean-up

Leaves and debris throughout the common areas shall be cleaned up and hauled away where needed. Areas abutting woods may have leaves blown in to the wooded area. All perennials throughout the association shall be cut back at this time where contractor is responsible for bed maintenance. Leaf and debris clean-up shall be done no less than two times.

Turf Fertilization

Early Spring : Pre-emergent will be applied to all lawn areas to prevent crabgrass and other annual grass weeds.

Late Spring: Application of slow release fertilizer and liquid broad leaf weed control to all lawn areas.

Early Summer : Application of slow release fertilizer and liquid broad leaf weed control will be applied to all lawns areas.

Mid to late Fall: Application of a heavy balanced fertilizer to enhance root development and encourage turf growth will be applied to all lawn areas. Application of a liquid weed control will also be applied.

Snow Removal

Snow shall be cleared whenever snow exceeds 2". Contractor shall return throughout the day in the event of persistent snow fall. Contractor shall make best effort to have all driveways, parking pad area, and mailbox area clear by 8am, pending the time in which snow exceeds 2". Contractor shall shovel all sidewalks up to front doors and in front of garage doors. Sidewalks running parallel to the street will be cleared when it reasonably can. Contractor may utilize hand shovels, snow blowers, plow trucks, or skid steers to clear snow. Marking stakes shall be used to mark the edges of pavement. All plow related damage to be repaired in the spring.

Total Yearly Grounds Maintenance Cost- \$49,480.00 + sales tax

Bed Edging and Mulch

Bed edging shall be performed in the spring in conjunction with mulching. Mulching shall only be done with prior approval. A double shredded, dyed brown mulch shall be applied by hand at a depth of approximately 1"-2" to all discussed planting beds in common ground and in front of homes. Bed edging price shall be included in the price of mulch.

Mulch and edging to be completed at a rate of \$15,230.00 + sales tax

Work Hours

All work is to be performed Monday through Saturday beginning no earlier than 8am and ending no later than 730pm, excluding winter work.

Terms

Acts of vandalism and storm damage may fall outside of this proposal and may have to be addressed individually.

Invoices are to be mailed out on the 25th of each month. Payment is due within 30 days of receipt of the invoice or service may be postponed. The total amount of this contract shall be divided into **12 equal installments. Mulch is to be billed upon completion.** Any additional work above and beyond this contract shall be billed upon completion.

Contractor may, with or without cause, terminate this agreement in its entirety with 60 days written notice to a homeowners association representative.

All pricing is subject to fuel surcharges. Fuel surcharge increments provided at time of bid. The average fuel pricing shall be obtained from the US Energy Information Administration website (www.eia.gov) Cleveland area.

Price of contract to increase each season (full year) by 2% (mulch excluded from increase in year 2), not including any changes to sales tax which shall be accounted for separately.

In the event of default under this agreement by the customer, the customer shall reimburse Schonhut Landscape Services for all costs and expenses reasonably incurred by the contractor in connection with the default, including without limitation, attorney's fees and court costs.

FUEL SURCHARGES ADDED TO MONTHLY INVOICE

Regular grade fuel price	% increase to invoice
\$3.50	0
\$3.75	1%
\$4.00	2%
\$4.25	3%
\$4.50	4%
\$4.75	5%
\$5.00	6%
\$5.25	7%
\$5.50	8%
\$5.75	9%
\$6.00	10%
	11%

Accepted and agreed to by:

X Matt Schonhut Date: 11/8/22

Matt Schonhut

Owner

Schonhut Landscape Services, LLC

X Chris St. Barzelle Date: 11/8/2022

Greystone Pointe Board of Trustees Representative