



Vintage Grove

Apex, NC

**Grounds Management Contract
And
Specifications**

Contract # 69167



Commercial Grounds Management Contract

Vintage Grove

July 1, 2021 to June 30, 2022

**Vintage Grove HOA
Community Association Management
PO Box 79032
Charlotte, NC 28271-0030**

These specifications are prepared with the intent of promoting landscape management. They are to be used as guidelines in establishing visual and horticultural standards for your property. Final grounds management technical decisions are to be determined by Bland Landscaping Company, Inc. (Contractor), who has the responsibility to manage the landscape.

BASE CONTRACT:

\$10,908.00 per year, payable in 12 installments of **\$909.00** per month.

ADDITIONAL CONTRACTED SERVICES:

Will be invoiced at time services are provided.

Winter Mulch Application	\$3,050.00
Summer Mulch Application	\$1,700.00
Lime Application - Fescue Turf	\$146.00
Irrigation Start Up	\$75.00
Irrigation Shut Down	\$75.00
Spring Flower Installation	\$150.00
Fall Flower Installation	\$150.00
BASE CONTRACT & ALL ADDITIONAL SERVICES for one year	\$16,254.00

**Contract is automatically renewed each year unless
Bland Landscaping receives written 30 day notice of cancellation.
Any changes in the contract will need to be renegotiated 30 days prior to renewal.**

**Beginning on the first anniversary of the commencement date and annually thereafter on
each anniversary, base contract value shall be increased by 2%.**

MATERIAL DETAILS			
Service Name	Item Name	Quantity (Unit Type)	Price
Winter Mulch Application	Pine Straw	200 (BALE)	\$1,700.00
Winter Mulch Application	Hardwood Mulch - Bulk	30 (CUYD)	\$1,350.00
Summer Mulch Application	Pine Straw	200 (BALE)	\$1,700.00

WEEKLY MAINTENANCE SERVICE

- Fescue Turf is to be mowed to a height of 3" to 4". Warm season turf shall be mowed to a height of 2" to 2.5".
- All hardscapes and bed edges will be edged by a steel bladed edger.
- Turf areas not accessible by mower will be string trimmed to appropriate height.
- All walks, patios, curbs, and parking spaces will be blown at each service visit to remove debris and grass clippings from hard surfaces.
- Plant beds will receive weed control.
- The property will be policed for trash and debris.

POLICING PROPERTY FOR TRASH AND DEBRIS

- The property will be policed for trash and debris at each visit.

WINTER MULCH APPLICATION

- We recommend the use of pine needles, hardwood bark, or pine bark mini-nuggets. Any change in the type of material may impact the price of each installation.
- Bed edges will be defined and maintained by crimping the pine needle mulch in place to provide a neat and uniform appearance.
- Beds will be trenched with a bed shaper as needed to retain crisp edges and hold mulch in place.

SUMMER MULCH APPLICATION

- We recommend the use of pine needles, hardwood bark, or pine bark mini-nuggets. Any change in the type of material may impact the price of each installation.
- Bed edges will be defined and maintained by crimping the pine needle mulch in place to provide a neat and uniform appearance.
- Beds will be trenched with a bed shaper as needed to retain crisp edges and hold mulch in place.

SPRING PREEMERGENT TURF APPLICATION - FESCUE TURF
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- The lawn area is to be treated with a pre-emergent herbicide in the spring of the year to help control crabgrass.
- Included in this application is turf fertilization.

SPRING FERTILIZER APPLICATION - FESCUE TURF

- The lawn area is to be treated with a pre-emergent herbicide in the spring of the year to help control crabgrass.
- Included in this application is turf fertilization.

FALL FERTILIZER APPLICATION - FESCUE TURF

- Turf to be fertilized in the early fall.

WINTER FERTILIZER APPLICATION - FESCUE TURF

- Turf to be fertilized in the winter with a slow release nitrogen application.

LIME APPLICATION - FESCUE TURF

- Turf will have granular lime applied at a rate determined by soil tests.

TURF AERATION - FESCUE TURF

- Fescue lawn areas are to be aerated late summer through fall with a core aerifier. Cores will be left to degrade naturally.

OVERSEEDING - FESCUE TURF

- The fescue lawn is to be over-seeded in the fall using a hybrid fescue blend. Seeding will be performed in conjunction with fertilization and aeration.

BROAD LEAF WEED TREATMENT

- Broadleaf weeds in established lawn areas will be treated with post emergent weed control to maintain a weed free turf.

IPM SERVICE

- An I.P.M. Program will be established for the landscape site. The core principle of the program is to take a systematic approach that allows for sound environmental decisions as they pertain to pest and disease control. Rather than perform broad spectrum spraying of the entire landscape, targeted pests and diseases receive treatment when they exceed acceptable thresholds, thereby decreasing stress and improving overall plant health.
- The program consists of, but is not limited to the following elements:
 - Routine scouting and identification of landscape pests and diseases
 - Allowing for beneficial insects to aid in control of harmful landscape pests
 - Nutrient management
 - Debris-free bed conditions
 - Weed control
 - Landscape insect control
 - Landscape fungi control
 - A soil test will be taken as needed to determine existing nutrient deficiencies and ph.
 - Adjustments to ph when needed
- Currently, for animals such as deer, rabbits, beavers, voles and squirrels there are no effective and legal means of control that may be used by landscape grounds applicators. If you incur such problems, we will provide you with recommendations and resources.
- Pesticide applications will be made in accordance with state and federal regulations.
- Pesticides will be used on your property. Upon your request, a list of current pesticides and the accompanying MSDS sheets can be provided.
- This program does not include major pest or noxious weed infestations, i.e. southern pine beetle, gypsy moth, fire ants, Bermuda grass etc.

DOG STATION SERVICE

- Dog station bags and trash cans to be emptied and replaced weekly or as specified otherwise.

SHRUB FERTILIZER APPLICATION

- All shrubs will be fertilized as required with a slow release fertilizer. Types and rates of application vary according to plant requirements.

TREE INJECTION FERTILIZER APPLICATION

- All trees will be fertilized as required with a slow release fertilizer. Types and rates of application vary according to plant requirements.

SHRUB PRUNING

- All plant material will be pruned properly throughout the year to encourage healthy growth, provide uniform shape and remove any deadwood. The pruning schedule is dependent upon plant species and flower bud set requirements.

TREE PRUNING

- Landscape trees will be pruned up to a height of 12' to encourage healthy growth, provide uniform shape, and to remove any deadwood.
- Trees larger than 12 feet in height will be allowed to grow in a natural state without pruning. Bland Landscaping can coordinate the services of one of our approved sub contractors to handle the pruning needs of mature trees at an additional cost.

LEAF REMOVAL

- Leaves will be removed in stages as they accumulate.

IRRIGATION START UP

- To include the start up and full pressurization of the irrigation system per backflow. System will be checked for leaks.

IRRIGATION SHUT DOWN

- To include the shutting down and winterization per backflow.

IRRIGATION WALK THROUGH

- Walk through and diagnoses of each system. Setup of run times for all irrigation clocks, provided that the clocks are accessible. Minor adjustments to nozzles and heads. Moisture monitoring throughout the season with proper clock adjustments. Notification of any repairs or upgrades needed. Bland Landscaping is not responsible for water costs whether it be from normal use, malfunctions, or damage to the system.

SPRING FLOWER INSTALLATION

- Bland Landscaping will design, install, and maintain seasonal color. This will include soil preparation, a fertilization program and a disease and pest management program. Summer annual flowers will be installed in May and early June. A one-time fee may be charged for flower beds that are new or in need of proper preparation. All annual beds and flowerpots will be maintained free of weeds, spent blooms and dead or diseased plant material. The beds and pots will be monitored weekly. Flower pots and beds moisture levels will be monitored weekly and hand-watered to the beds and pots need.

FALL FLOWER INSTALLATION

- Bland Landscaping will design, install, and maintain seasonal color. This will include soil preparation, a fertilization program and a disease and pest management program. Winter annual plants will be installed in October and early November. Optional tulips and other specialty bulbs are installed in November. A one-time fee may be charged for flower beds that are new or in need of proper preparation. All annual beds and flowerpots will be maintained free of weeds, spent blooms and dead or diseased plant material. The beds and pots will be monitored weekly. Flower pots and beds moisture levels will be monitored weekly and hand-watered to the beds and pots need.

BILLING SCHEDULE

NOTE: Optional services are not included.

MONTHLY BILLING SCHEDULE	SERVICE COST	SALES TAX	TOTAL COST
JULY 2021	\$909.00	\$0.00	\$909.00
AUGUST 2021	\$909.00	\$0.00	\$909.00
SEPTEMBER 2021	\$909.00	\$0.00	\$909.00
OCTOBER 2021	\$909.00	\$0.00	\$909.00
NOVEMBER 2021	\$909.00	\$0.00	\$909.00
DECEMBER 2021	\$909.00	\$0.00	\$909.00
JANUARY 2022	\$909.00	\$0.00	\$909.00
FEBRUARY 2022	\$909.00	\$0.00	\$909.00
MARCH 2022	\$909.00	\$0.00	\$909.00
APRIL 2022	\$909.00	\$0.00	\$909.00
MAY 2022	\$909.00	\$0.00	\$909.00
JUNE 2022	\$909.00	\$0.00	\$909.00
TOTAL:	\$10,908.00	\$0.00	\$10,908.00

GENERAL NOTES:


1. Bland Landscaping cannot be responsible for plants (including turf) dying due to excessive water or lack of water, pre-existing conditions, or by failure of a customer to approve and perform recommended repairs and or site remediation.
2. Bland Landscaping cannot be responsible for acts of God (high winds, severe thunder storms, tornadoes, hurricanes, abnormal cold weather, etc.) and damage caused by others. If any damages occur, the owner will be notified by Bland Landscaping.
3. We are a licensed Landscape Contractor as well as a certified Irrigation Contractor in the State of North Carolina, and therefore are capable of managing landscape improvements needed.
4. Implementation of "Additional Services" is contingent upon acceptance of the maintenance program.
5. Owner / Property Management acknowledges that Contractor incurs certain costs relating to the recruitment, screening and training of Contractor's employee's. Owner / Property Management agrees not to employ or offer employment to (i) any person currently employed by Contractor or (ii) any former employee of Contractor during the first 12 months following the date of employment termination. The employment restrictions set forth herein shall remain in effect unless modified in writing by the mutual consent of the Property Manager / Owner and Contractor.
6. Either party may cancel this contract by giving thirty (30) days written notice. Final billing will be prorated to reflect services rendered until termination date.
7. Our liability and risk is limited to actual damages incurred as a result of our actions or those under the employment of Bland Landscaping Co. Inc.
8. Any private buried lines (utility, dog fence, cable, security, etc) that we are not made aware of is not our responsibility to repair.

PAYMENT TERMS

1. Bland Landscaping Company, Inc. shall submit invoice on approximately the 1st day of

- the month for payment from you the customer within 30 days from invoicing. (Net 30)
2. Payment may be made by check or bank draft.
 3. Accounts past due in excess of 60 days will be assessed for interest at a rate of 1.5% per month.
 4. Accounts requiring collection may be held responsible for legal fees as permissible by North Carolina law.

Beginning on the first anniversary of the commencement date and annually thereafter on each anniversary, base contract value shall be increased by 2%.



Joe Ritchie
Vice President
Bland Landscaping Co., Inc.

Accepted:

By _____ Date _____



NCLCB Corporate License # CL0029
NCICB Corporate License # C-163

Hourly Billing Rates for 2021

Skid Steer	\$135.00
Mini-Excavator	\$135.00
Walk behind mower (36" to 48")/Riding	\$60.00
Tillers, saws, push mower, etc.	\$55.00
Dingo / Small truck excavator	\$90.00
Pick up truck	\$75.00
One ton truck	\$100.00
Tractor & Bushhog	\$125.00
Chipper (2 operators)	\$225.00
Big insecticide sprayer (200 gal.)	\$100.00
Foreman/Horticulturist	\$55.00
Labor	\$45.00
Water Truck	TBD
Pressure Washing	TBD

HOURLY BILLING NOTES:

1. All hourly prices are quoted for normal working hours and conditions. Seasonal equipment rates and emergency after hour and Sunday rates are available upon request.
2. All hourly equipment prices are quoted with an operator.
3. Minimum charge of two (2) hours. Charges will run from the time workers leave the shop until work is complete.
4. Hourly billing prices are subject to change with economic factors.
5. Dump Fees incurred will be charged separately.
6. Hourly rates do not include irrigation work.