



# JERSEY

## LANDSCAPING

### Maintenance CONTRACT 2023

General Manager: Emilio Flores

P.O. BOX 783

HOLLY SPRINGS, NC 27540

C: (551)804-9163 O:(919)616 8436

E-Mail: Staff@jerseylandscapingNC.com

**CUSTOMER NAME:** Mckinley Mill HOA

**Address:** 3508 Pritchard Ct

**City, State Zip:** Raleigh, NC 27616

**Phone Number:**

**Email:** [manager@grandchestermeadows.com](mailto:manager@grandchestermeadows.com)

### **Services provided in contract:**

#### **Lawn Maintenance:**

- a) All turf around pool, entrance and common areas per landscape map provided will be mowed on a weekly basis during the growing season (March - Nov) at a height of 3.5 to 4 inches.
- b) All hard surfaces will be edged on a weekly basic as needed during the duration of the growing season.
- c) All surfaces will be blown off after all maintenance is completed.
- d) All soft edges will be edged on a weekly basic as needed through the growing season.
- e) All turf will be fertilized 5 times a year (Two spring fertilizer/pre-emergent, one summer lime, two fall fertilizers)

#### **Pruning:**

- a) All plant material will be fertilized in late spring at the appropriate time.
- b) All plants will be pruned 3 times during growing season at the appropriate height agreed upon between Jersey Landscaping and the Mckinley Mill HOA. (Any home owner that requests changes in pruning will be referred to the HOA Board.)
- c) All trees will be pruned to keep all walking paths clear.
- d) All Crape Myrtles will be pruned in Jan-Feb. The Crape Myrtles will be pruned using proper horticulture standards.

#### **Natural Areas:**

- a) All natural areas will be kept clear of weeds using chemical/mechanical means.

#### **Leaf Removal:**

- a) Leaf removal will be done on a weekly basis during the fall season.

#### **Annual Flowers:**

- a) Annual flowers will be rotated 2 times per year April/September.
- b) Previous years flowers will be removed and properly disposed.
- c) Fresh soil amendments will be incorporated in the soil.
- d) New flowers will be delivered and installed.
- e) Annual beds will be mulched with mini nuggets pine bark to give a clean appearance.

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- f) Deer repellent will be sprayed bi-weekly during winter months to keep deer damage to a minimum.

**Core Aeration and Over Seeding:**

- a) All turf areas will be aerated and over seeded with a premium tall fescue seed. It will be completed along with fall fertilization (September or October).

**Dog Station:**

- a) All the dog stations will be stocked and cleaned weekly.

**Estimate price for all above items:**  
**Monthly: \$1,800**  
**Yearly: \$21,600**

**Additional Optional Services:**

**Mulch:**

All areas with existing mulch will have a fresh coat of triple shredded hardwood mulch installed in February or March. This including doing the edge around the beds with a power edger before installing the mulch **\$ 12,200**

**Irrigation:**

The irrigation system will be turned on in the spring and winterized in the fall. Any repair to the irrigation system will be estimated and sent to the board members for approval. **\$ 200 each time**

- Snow removal is \$180 per hour includes bobcat plus operator.
- Price per 40lb bag of Ice Melt is \$80. Ice melt is safe for all turf and shrub beds along with concrete and asphalt.
- Additional manual labor will be billed at \$45/hr. for crew members and \$80/hr. for supervisor on site for additional services.
- Top dress soil on turf areas with compost after aeration estimated as needed.
- Turf fungicide application estimated as needed.
- General yard cleans up of additional areas - \$45 per man hour.
- Installation of plants, shrubs and trees- Free estimate for recommendation. There is an \$200/ hour charge for design. If the design is approved for installation by Jersey Landscaping, 50% of the design fee will be put toward the install fee.
- Christmas Wreaths 24" Can be installed at \$ 50 per wreaths with red bow.

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**CONTRACT TERMS**

**LAWN AND LANDSCAPE MAINTENANCE CONTRACT**

this contract is an agreement between Jersey Landscaping, herein after referred to as the contractor and Mckinley Mill HOA, herein after referred to as the client. Contractor and client hereby promise and agree to the following: The contractor agrees to provide the services detailed in the above specifications. The client agrees to pay the charges specified herein.

**PROPERTY DESCRIPTION, SERVICES PROVIDED, TERMS, CONDITIONS, AND CHARGES**

- A. This contract is for lawn maintenance for property located and described as Mckinley Mill HOA Raleigh, NC.
- B. The contractor shall show proof of insurance and agrees to keep insurance in force for the duration of contract.
- C. The term of the contract is for 1 year beginning January 1 to December 31 2023. This contract shall automatically renew for additional terms of 12 months unless either party gives to the other party written notice of termination at least thirty days prior to termination of the existing contract.

Client or contractor can cancel this contract at any time by giving thirty (30) days written notice. Payment at termination of contract will include refund from Jersey Landscaping to Mckinley Mill HOA for materials or services paid for but not performed at the time of termination. In addition, Jersey Landscaping shall be compensated for materials or work performed prior to termination, for which the cost has been spread over the term of the contract payments.

For the term of this contract payable each month for which service is provided. The client will receive an invoice on the 1st of the month; payment will be due 20 days from the date of the invoice. Any additional or unscheduled services agreed on by client and contractor will be billed separately.

By signing below, the customer agrees to pay the amount shown on the proposal. Check or money order may be mailed to Jersey Landscaping at PO.BOX 783 Holly Springs, NC 27540. Payment also can be made directly to company representative upon completion of services.

Emilio Flores

\_\_\_\_\_  
CLIENT                      DATE

\_\_\_\_\_  
CONTRACTOR              DATE