



Professional | Reliable | Accountable

2924 Englefield Drive, Raleigh NC, 27615 | corey.brightsidelandscapes@gmail.com | (984) 328 3500
North Carolina Pesticide License No. 026-35590 | North Carolina Landscape Contractor License No. 3653

Thank you for the opportunity to submit a proposal for your Grounds Management needs. At Brightside Landscapes we are an industry-leading full-service commercial and residential landscape company. We pride ourselves on a reputation of excellence within the Green Industry. We want to prove that we are unlike any other landscape company you have done business with. We will give you the curb appeal that your site deserves.

Why do business with Brightside Landscapes?

- **Experience:**

With over 15 years' experience, our firm has the in-depth knowledge and experience to meet all your landscape needs throughout Raleigh and surrounding areas. We are locally owned and operated. Our business has been built on the basic principles of providing exceptional service, which can be demonstrated by the longevity of many of our clients. Brightside Landscapes' goal is to bring our outstanding service and knowledge of the landscape industry to create and maintain a beautiful landscape year-round.

- **Accountability:**

An account manager and production manager will be assigned to your account to oversee that quality on the site and communication standards are being met. Our field teams receive a clear scope of work for your property. Any specific needs or requests are also clearly provided to teams working at your site.

- **Professionalism:**

As you manage your sites you are faced with the aesthetic impact of your property against the costs that are required to sustain your investment. Brightside Landscapes ensures the community's landscape needs and envisions are covered.

Company Licenses & Achievements:

- North Carolina Pesticide License No. 026-35590
- North Carolina Landscape Contractor License No. 3653
- North Carolina State University Agriculture Institute: The Degree of Turfgrass Management & The Degree of Horticulture Science

Ground Maintenance Services:

- Commercial & Residential Grounds Management
- Turf Fertilizer & Weed Control Programs
- Snow Plowing
- Fire Ant Control

Enhancement Services:

- Mulch & Pine Straw Installation
- Tree, Shrub & Sod Installation
- Drainage & Erosion Solutions
- Hardscapes
- Low Voltage Lighting Installation



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Service	Number Of Visits
Landscape Maintenance	46 Visits Per Year
Shrub Pruning	2 Pruning's Per Year
Turf Maintenance Program	4 Treatments Per Year
Irrigation Management	X
Annual Flower Installation	2x Per Year
Pet Waste Stations Removal	As Needed
Leaf Removal Service	As Needed During Fall Months

PROPOSAL

The Trace HOA 2026-2027

SCOPE OF WORK

To provide complete landscape maintenance service to the grounds at The Trace HOA. Services will be performed in a professional manner to achieve a quality objective, which is to maintain all plant material in a healthy, growing, clean and aesthetically attractive form throughout the year.

Specifications Of Yearly Maintenance Service

46 total maintenance visits throughout the year. Brightside Landscapes is responsible for checking that the irrigation system is working properly, and that coverage is being met after mowing for any damage. All cuts shall be made in accordance with a mutually approved schedule. The



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contractor shall inform the landscape committee of any plants and associated costs needing replacement. **Pine straw will be installed once per year at \$3,000.00 and will be billed upon completion.**

Mowing

Mowing will be performed in a workman like manner utilizing rotary power mowers. Heights of turf will be anywhere from 3"- 4" depending on time of year. All mowing equipment used shall be adjustable to provide proper blade settings for the conditions of the turf. Mowing shall not be done when weather conditions will result in damaged turf. Dog Stations will be changed as needed when on site.

Blowing

Designated sidewalks and driveways will be blown free of leaves and debris. Debris will be properly disposed. Leaves will be removed or blown into natural areas during fall months. All leaves will be removed from lawn areas on each mowing visit. At season's end, areas should be free of any leaf accumulation. Leaves can be placed in wooded areas adjoining the property if available.

Edging

Mechanical edging will be performed using a hard vertical edger. Surfaces adjacent to asphalt, concrete curbs and planted beds will be edged bi-weekly. If during growing season edging is needed weekly, we will adjust.

Hedge Trimming

Hedges, All shrubs and Small trees shall be maintained 2x per year.

Fertilizer & Weed Control for Tall Fescue Grass

Turf treatment 1: Pre-emergent, fertilizer & weed control. (February)

Turf Treatment 2: Pre-emergent, weed control & fertilizer. (March-April)

Turf Treatment 3: Fertilizer & weed control. (June)

Turf Treatment 4: Winter fertilizer. (November-December)

Fall Aeration & Seeding to all turf in the community. (September-October)

Brown patch treatments are recommended for Tall Fescue grass for disease prevention this is applied once every 30 days (May-August). This is a billable service as chemical prices can vary year to year.

Weeds will be controlled with a liquid herbicide in all mulch beds & tree rings according to growth. Cultivated plant beds, natural areas, walkways, recreation, and designated parking areas will be hand-weeded or sprayed with pre-emergent and post-emergent herbicides as required. All curb expansion and sidewalk cracks will be sprayed to maintain them free of weeds.

General Notes & Agreement:

Repairs

During the term of this contract, we shall repair and or replace make whole and at no additional charge all parts damaged by its personnel during the moving and maintenance operations. Brightside Landscapes shall check systems monthly and report to Management. Brightside Landscapes is not responsible for the current condition of the irrigation system. Irrigation repairs will be billed at \$125.00 per hour.

Unexpected Circumstances

In the instance of an unexpected act of Mother Nature (such as hurricanes, tornados, storms, or floods) the contractor will perform clean up services at an additional cost. Approval from management is needed before these services are performed. Not responsible for damage to landscape caused by these acts of Mother Nature or drought or insufficient irrigation. Snow removal will be billed at \$150.00 per hour with a (3) hour minimum.



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Insurance

The Contractor shall maintain required coverage throughout the contract period. The Contractor will furnish insurance certificates at the request of the Client.

Liability

The Contractor is only liable for damages caused by negligence by the Contractor or its employees. Neither the Contractor nor the Client will be held liable for incidental or consequential damages.

Pricing

Services in this agreement total \$26,400.00 and will be paid in monthly installments on the first of each month in the amount of \$2,200.00 .

Termination of Contract

This is a twelve-month contract beginning January 1, 2026. Either party may terminate this agreement upon 60 days' notice.

AGREEMENT

This is the entire agreement, dated _____ between The Trace HOA and Brightside Landscapes, and there are no representatives, promises, warranties or understandings of any kind or nature except as herein set out in the documents. No modifications/ waivers of any terms of this Agreement shall be valid unless or waved in writing, signed, and dated by both parties hereto.

Customer Signature:	Date:
Brightside Landscapes:	Date: