

# Tamarack Farms Homeowners Association

## Lawn Care Service Agreement

### Multi-Year Contract 2011-2014

Accepted on 12 Oct 2011

**Front Entrance Boundaries of Work:** All work in this area includes all frontal areas between the white fence line and Corner Road encompassing the entire length of the fence line, both Tamarack Farms entrance signs and the sidewalk area terminating at the intersection of Ember Oaks Circle.

**Community Areas Boundaries of Work:** All work in this area includes the four islands and areas between residential properties located at the community retention pond.

**Scope of Maintenance Services to be Performed:** The services to be rendered by A&A ProLandscaping are outlined in this document.

#### Front Entrance Maintenance:

- Mowing, edging, string trimming of lawn areas and concrete / asphalt surfaces
- Trimming trees and bushes
- Fertilize Bermuda grass
- Apply weed control in flower beds
- Remove leaves
- Install Pine Straw/mulch
- Remove trash, blow off concrete surfaces and storm drains

#### Community Areas Maintenance:

- Trim bushes and trees
- Weed four islands
- Install Pine Straw/mulch
- Treat ant hills
- Apply weed control
- Remove trash, blow off concrete surfaces and adjacent storm drains

**Conditional Terms:** This paragraph defines the terms and frequency of services to be rendered.

- Weekly Mowing (May, June, July, August, September, October)
- Bi-Monthly Mowing (April, November)
- Monthly Mowing (March)

- Trim Crape Myrtle trees and low hanging Pine tree branches once a year (December, January)
- Trimming Bushes and Trees (April, May, June, July, August, September, October)
- Weed four islands (March, April, June, July, September, November)
- Fertilize Bermuda grass (May, July, September)
- Bi-Monthly Leaf Removal (January, February, October, November, December)
- Install Pine Straw at Front entrance, islands, retention pond (May and November)
- One-time installation of Pine Straw along the entire white fence line of Corner Road (April)
- Prune Dead branches from Leyland Cypress Ornamentals at Front entrance as needed

**Length of Proposal/Contract:**

Once the agreement is reached, this contract will remain in effect **starting Jan 1, 2011 and ending Dec 31, 2014**. Sixty (60) days before the contract expiration, A&A ProLandscaping is encouraged to submit a renegotiation proposal or an extension request to continue the services to be rendered to the Tamarack Farms Board of Directors President or Vice President for renewal consideration. This contract supersedes all other existing multi-year contracts with A&A Landscaping with this similar scope of work.

**Price and Terms of Payment for multi-year contract:**

Invoices will be rendered by A&A ProLandscaping to the Tamarack Farms Homeowners Association, PO Box 405, Powder Springs, GA 30127 postmarked by the fifth calendar day of each month for the work performed during the prior month, emailed to the Treasurer, or submitted to the identified Property Management Agency for payment. If the balance due is not paid within 30 days of the invoice date, a 10% late payment fee can be assessed by A&A ProLandscaping. If the account becomes delinquent, A&A ProLandscaping reserves the right to suspend services until the delinquency is resolved by the Treasurer. Tamarack Farms Homeowners Association reserves the right to give a 60-day written notice to terminate lawn care service stating the reasons for terminating the agreement and includes the natural expiration of the contract. A&A ProLandscaping shall bill the contract amounts (see below) to the Tamarack Farms Homeowners Association Treasurer over twelve (12) equal installments per year the service is rendered. In an effort to improve efficiency, the Tamarack Farms Homeowners Association Treasurer may prepay for services to be rendered (not to exceed three billing periods) if A&A ProLandscaping has established a record of satisfactory performance or the Treasurer elects to exercise this option.

**Year 2011:** 1st year cost = \$6,300 = \$ 525.00 per month for 12 months.

**Year 2012:** 2nd year cost = \$6,204 = \$517.00 per month for 12 months.

**Year 2013:** 3rd year cost = \$6,108 = \$509.00 per month for 12 months.

**Year 2014:** 4th year cost = \$6,060 = \$505.00 per month for 12 months.

**Conditional Terms**

Conditional Terms include a cost reduction after ground cover application of Mulch is installed. After initial mulch installation the cost per year savings will be \$151.75. Year 2012 (2<sup>nd</sup> year cost), will be \$504 per month for 12 months and by year 2014 will lower cost to \$492 per month for 12 months.

After Phase A, Phase B, and Phase C are completed, the maintenance will increase per estimate #43 provided, but will be offset by reduction in maintenance elsewhere. You will have a natural fence line without maintenance cost of a wooden fence. The additional maintenance will not apply until 2 years after Phase installation is complete given the full maturity time of plants. Additional maintenance costs to natural fence line will not apply until year 2015 (if Phase project is complete by 2013) when pruning of all pampas, knockouts, cleyera, and carissa are needed.

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Todd J. Hoobler, Vice President (date)

Tamarack Farms HOA Board of Directors

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Andrew Canary (date)

A&A ProLandscaping

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