

**All American Landscaping**  
**Phone: (224) 764-5485**  
**www.All-American-Concepts.com**

**October 9<sup>th</sup>, 2025**  
**Estimate #2884**

**Pine Hill Lakes HOA**  
Pine Hill Drive and Depot Street  
Antioch, IL 60002

## Three Seasons Landscape Program

*"Nurturing Your Landscape, Season After Season"*

### Contracted Services

**April 1, 2026 – November 30, 2026**

#### **Spring Clean-Up**

Service will be completed by the end of April, weather permitting.

#### **Weekly Maintenance**

Weekly maintenance services will commence April 28<sup>th</sup>. and continue through November 13<sup>th</sup>. If additional mowing is required before April 28<sup>th</sup>, the cost will be prorated accordingly. Extra cuts will be conducted as horticulturally necessary at the discretion of All American Concepts. Weekly maintenance includes mowing, weed trimming, and blowing all hard surfaces.

#### **Mulching and Bed Maintenance**

Mulch installation will be carried out in May, with services billed per yard at a rate of \$125. An invoice will be sent at the end of the month. Throughout the year, beds will be maintained through regular weeding and debris removal. (This is not a required service but something that the Hoa can add on )

#### **Fertilizer and Weed Control**

1 of 10

Representative Initials

Initial  
CW

Client Initials

Initial  
JH

The property will receive a total of three fertilizer and weed control applications, beginning in April, weather permitting. Subsequent applications will occur every 30 to 45 days thereafter.

**Shrub Trimming**

Shrub trimming is typically scheduled between June 1st and July 15<sup>th</sup> for the first trimming. The final session will be conducted between August 15<sup>th</sup> and September 30<sup>th</sup>. Trimming of previously sheared shrubs under 10 inches is included as part of the service. (depending on growth within season)

**Fall Clean-Up**

Fall clean-up operations are scheduled to commence in October and continue through the end of November, contingent on weather conditions. During the month of October, our team will perform between 2 to 4 site visits. In November, we will conduct between 1 to 3 site visits.

Grand Total: \$23,952.48

Payment Schedule:

1	Apr-01-2026	\$2,994.06
2	May-01-2026	\$2,994.06
3	Jun-01-2026	\$2,994.06
4	Jul-01-2026	\$2,994.06
5	Aug-01-2026	\$2,994.06
6	Sep-01-2026	\$2,994.06
7	Oct-01-2026	\$2,994.06
8	Nov-01-2026	\$2,994.06

Contract Extension

Initial  
JH

 Initial if you would like to add a second year to the 2026 Three Season Landscape Contract to include the 2027 season at the same price.

This proposal extension is valid until December 1<sup>st</sup>, 2026.

**LANDSCAPE MAINTENANCE SCOPE OF SERVICES**

## April 1 THROUGH NOVEMBER 30

### A. SCOPE OF WORK

All American Concepts Landscaping will provide all labor, equipment and material for the performance of all landscape maintenance services as provided herein for all landscape areas within the property.

### B. SPRING CLEAN UP

1. Between March 15<sup>th</sup> and April 30<sup>th</sup>, a general spring clean-up will be completed as soon as weather and ground conditions dictate.
2. Spring cleanup of all turf and landscape areas to remove debris accumulated over the winter.
3. Any perennials not cut to the plant crown in the previous season will be cut appropriately.
4. All beds shall be weeded, cultivated and edged to present a neat, weed-free appearance and to prevent compaction of topsoil. Mulched beds will be groomed as horticulturally dictated. Pre-emergent weed control with fertilizer shall be applied to all landscape beds.
5. All turf shall be mowed and line trimmed with the spring clean-up.
6. All hard surfaces and curb lines throughout the property will be swept/blown clean. Roads and parking lots are excluded. All debris will be disposed of at an EPA approved facility.
7. Both spring and fall clean-ups are incorporated as part of the contract and neither is optional.

### C. LAWN CARE

1. Turf shall be maintained at a height of 3" to 4" as conditions require. Cutting blades on all equipment shall be sharp enough to prevent tearing of grass blades, and no more than 1/3 of the grass blade shall be removed per cutting. Mowing equipment and patterns shall be employed to permit recycling of clippings where possible and excess clippings shall be removed to present a neat appearance. Mowing height shall be raised as necessary during prolonged periods of hot, dry weather to avoid turf stress, In the event horticultural reasons dictate,

- mowing may be reduced, labor forces will be reallocated top other seasonal maintenance needs.
2. In the event the on-site team determines an area to be too wet that area will not be mowed until the following week.
  3. Approved chemical treatments shall be used at appropriate times in prescribed amounts to prevent crabgrass, broadleaf and other weeds in turf areas to present a maintained lawn throughout the season. One (1) pre-emergent crabgrass treatment and two (2) broadleaf weed applications shall be made during the course of the season.
  4. Grass-like and hard control weeds require the use of specific post emergent weed control and will be billed to the property owner/manager on a time and material basis.
  5. A quality turf fertilizer shall be applied three (3) times per season. Timing, frequency and rate of application shall be adjusted depending on horticultural conditions.
  6. Turf adjacent to walks, curbs, trees, shrub beds and flowerbeds shall be mechanically edged as often as necessary to prevent overgrowth and to maintain a neat attractive appearance. Mechanical edging will be done a minimum of two (2) times per month.
  7. Leaves shall be removed from turf areas as necessary in autumn and throughout the season.

#### D. SHRUB, EVERGREEN AND GROUNDCOVER BEDS

1. All beds shall be weeded, cultivated and edged at least two (2) times during the season, to present a neat, weed-free appearance at all times and to prevent compaction of topsoil.  
Mulch beds will be groomed as horticulturally dictated. Pre-emergence and postemergence weed control shall be employed during the season to control weed growth and to further insure a weed-free appearance. Any planting beds not predefined will be submitted an added work proposal prior to any work being done to accommodate edging service.
2. Shrubs and evergreens shall be trimmed (2) twice per season, to develop the natural form of the plant and to create the effect intended by the landscape architect.

3. Groundcover beds shall be pruned (2) twice per season to present a neat appearance. All unwanted grass or weeds shall be manually pulled from the groundcover or chemically controlled.
4. Special requests outside of the scheduled contractual shrub trimming shall be completed on a time and material basis at no less than \$65.00 per address requested.
5. Fertilizer shall be applied to all beds (1) one time per season.
6. Appropriate chemicals shall be applied to control insects. Timing of application shall be adjusted based on insects and other pertinent conditions. This is an additional service and will only be performed if contracted by the owner/agent at an additional cost.
7. Leaves shall be removed from all beds as necessary in autumn and throughout the season.
8. Any planting areas chosen to be maintained by property owners are to be clearly marked with red flags.

#### E. TREES AND LAWN EVERGREENS

1. A cultivated and edged ring shall be maintained at the base of all lawn trees to present a neat, weed-free appearance, if previously established and maintained.
2. Suckers growing from the base of the trees shall be pruned out as necessary.
3. Dormant pruning or any selective pruning is an additional service and will only be performed if contracted by the owner/agent at an additional cost.

#### F. FLOWER BEDS

1. All flowerbeds shall be prepared and annual flowers installed as early as weather and availability permits, only if pre-approved by the owner/agent for an additional charge.
2. All annual flowers shall be removed in fall after frost.
3. Perennials, if any, shall be cut down to soil level in fall.
4. Flowerbeds shall be fertilized and faded blossoms removed weekly at an additional charge.
5. Perennial beds shall be maintained in a weed-free manner.

## G. FALL CLEAN-UP

1. Beginning in mid-October and continuing through the end of the season, fall cleanups begin and visits to the property will be approximately every ten (10) business days, weather permitting. In November, there will be minimum of one (1) visit and maximum of three (3) visits. In the case that foliage lingers beyond November, an extra clean up service may be requested at an additional hourly cost. Final visits will commence in November 30<sup>th</sup>. Final visit will be scheduled based upon leaf drop, tree canopy and geographic location.
2. Raking/blowing of leaves and debris throughout the property.
3. Applicable perennials, such as Hostas and Daylilies, will be cut and removed at the plant crown as part of fall cleanup operations. Certain perennials such as ornamental grasses will remain through the winter interest.
4. All turf areas shall be mowed and line trimmed one final time with the fall clean-up.
5. Additional cleanup can be completed on a time and material basis after the contract expires, if required or requested.
6. All debris to be removed off site, sweep/blow and clean all hard surfaces throughout the property.
7. Both Spring and fall clean-ups are incorporated as part of the contract and neither is optional.

## H. GENERAL MAINTENANCE

1. Gravel beds shall be maintained in a neat, weed-free manner at all times, including pond edges, if any.
2. Papers and other debris shall be cleaned off all landscape areas before work is completed on each visit to the property. Excessive debris and debris generated by owner(s), residents, adjacent property owners, or debris dumped on site shall be cleaned up and billed at time and material rates.
3. All American Concepts shall make diligent observations of conditions on the site, which may affect the landscaping, and shall make informed,



timely recommendations to Owner/Agent regarding prudent action for the welfare of all plant material.

4. All American Concepts shall make a written report to Owner/Agent as needed making observations and recommendations regarding problems or potential problems of any kind and outlining any steps that will be taken by All American Concepts.
5. Irrigation systems, if any, will be monitored by All American Concepts and recommendations to adjust the rate of application to meet changing conditions will be made as needed. Repairs to and maintenance of the irrigation system shall be the sole responsibility of the Owner/Agent unless specifically incorporated into this contract. All American Concepts cannot be held liable for damage to improperly installed or improperly maintained systems and their components (i.e. sprinkler heads).
6. All American Concepts shall perform inspections monthly throughout the season. The inspection will notify the owner/agent of any problems or improvements that can be made or corrected.

#### I. MISCELLANEOUS

1. All American Concepts carries full insurance and all employees are covered under workman's compensation insurance.
2. All American Concepts will not be responsible for the following:
  - a. Damage to any sprinkler heads.
  - b. Damage to any plastic window well covers that are adjacent to turf.
  - c. Damage to any sub-surface lines including, but not limited to:
    - i. Cable TV
    - ii. Invisible dog fences
    - iii. Holiday decorations
    - iv. Lighting systems
    - v. Security lines
    - vi. Pool equipment lines
    - vii. Secondary gas lines
    - viii. Irrigation lines
    - ix. Damage arising out of acts outside of All American Concepts control. Including but not limited to: vandalism, damage

caused by flood, fire, hail, rain, snow, wind, freezing, or animals.

All American Concepts is not responsible for damage caused by "Acts of God".

3. Any property damage must be reported to All American Concepts by email within 48 hours. We will not accept responsibility for any damage reported after this time, regardless of the circumstance unless our staff acknowledges the damage.
4. All American Concepts reserves the right to repair all damages by using All American Concepts contractor and resources unless other arrangements are made and agreed upon by both parties. Any damage deemed to be the responsibility of All American Concepts, the repair/replacement will be made at the depreciated value of the item.
5. Additional work requiring labor outside of this contract will be charged on an hourly basis. One way travel time will be charged if applicable.
6. In the case in which an abundance of debris exists, a disposal fee may be necessary. Debris impeding All American Concepts to complete our scheduled services will be billed accordingly without a work order.
7. Any additional landscape services outside the scope/specifications of this contract allows All American Concepts the first right to refusal to complete any additional services.
8. This contract can be cancelled by either party with cause with sixty (60) days written notification to the other party via certified mail. All American Concepts reserves the right to rectify the cause of default by the client of this agreement, the client agrees to pay on demand all attorneys' fees, investigative fees, accounting fees, and any other expenses which All American Concepts may suffer by reason of such default regardless of whether All American Concepts files suit or not.
9. A 3% convenience fee will be charged to all credit card payments.
10. If electronic invoicing is not utilized, an administrative fee of 25% will be assessed per paper invoice sent via USPS.
11. In the event that market pricing for products and services increases dramatically outside of contractors control, the contractor reserves the right to modify pricing accordingly.



12. Client may not cancel contract due to having to outsource to a property management company if hoa is not able to proceed within the members of the neighborhood. If applicable
13. If Pinehill lakes would need to outsource the Hoa to an outside management company, That company may contact All American Concepts by email to discuss any possible changes to contract.
14. In the event that the federal, state, or local government regulations or an additional tax which increases the cost of doing business, contractor will increase rates by no greater than the same percentage imposed at the time of the regulation or tax takes effect.
15. Contractor shall not be liable to customer for damages by reason of any delay in completion of the work hereunder due to causes beyond the contractor's control. Contractor will not be liable to customer for any injuries that result from causes beyond the contractor's control, such as: water run-off of any kind, thaw/refreeze conditions, snow or ice between cars.
16. Customer agrees to defend suffered by any third person or entities unless the damages were solely caused by contractor's breach of this agreement. Customer also agrees to defend, indemnify and hold harmless contractor from all federal, state, and municipal administrative fines and penalties unless the administrative actions arise only front the contractors conduct or inaction.
17. Of customer discovers any facts that might give rise to claim arising out of contractor's work, customer shall immediately notify contractor in writing. Contractor shall be entitled to contest any such claim with counsel selected by Contractor or its insurer and shall be entitled to control any litigation relating to such claim. Customer shall not settle or compromise any such claim without contractor's prior written consent and shall cooperate with contractor and its insurer in connection with the defense of any such claim.

### **Acceptance of Terms**

By signing below, the client agrees to the terms and conditions outlined in this agreement and authorizes All American Concepts to perform the specified services. This contract represents the full and complete understanding between the parties and superseded any prior agreements or representation.

Representative Signature: 

Signed by:  
*Cory Wedge*  
42263DE66B124D8...

Date: 11/25/2025

Client Signature: 

Signed by:  
*Jeanine Haskell*  
00003B680B50471...

Date: 12/1/2025

ALL AMERICAN CONCEPTS  
Landscaping Co.