



Extraordinary Management of Outdoor Environments

6755A Taylor Road
PO Box 650
Blacklick, OH 43004
Phone: (614) 863-4510

2025 Landscape Proposal

For Service at: **Melrose HOA**
Street Address: **891 Selkirk Way**
City: **Pickerington**
State: **Ohio**
Zip Code: **43147**

<u>Landscape Management Services</u>	<u>Description</u>	<u>Time/Frame</u>	<u>Service Cost</u>
I. Lawn Care Programs			
<u>A. Lawn Applications</u>			
1. Spring Application	Fertilization and Crabgrass Control	March/April	\$ 660.00
2. Early Summer Application	Fertilization and Weed Control	May/June	\$ 660.00
3. Late Summer Application	Fertilization and Weed Control	July/August	\$ 660.00
4. Fall Application	Fertilization and Weed Control	September/October	\$ 660.00
5. Late Fall Application	Fertilizer	November/December	\$ _____
<u>B. Grub Control</u>	Preventative application for sub-surface grub damage.	Summer	\$ _____
<u>C. Aeration</u>	Reduces soil compaction and thatch buildup; increases water penetration and root development.	Spring Fall	\$ _____ \$ _____
<u>D. Lawn Mowing</u>	Mow all lawn areas at Yardmaster recommended cutting height depending on weather conditions. Includes mowing, trimming, and blowing off all clippings from hard surfaces.	April - December Estimated Occurrences Annual Cost	\$ 465.00 /mow 28.00 \$ 13020.00
<u>E. Sidewalk Power Edging</u>	Mechanically blade edge all sidewalks. Remove debris when complete.	April - December Estimated Occurrences Annual Cost	\$ _____ /edging _____ \$ 0.00
II. Tree and Shrub Programs			
<u>A. Plant Fertilization</u>			
1. Spring Fertilization	Improve color, health, and plant vigor.	March/May	\$ _____
2. Fall Fertilization	Provides nutrient storage for winter hardiness and spring flowering.	September/November	\$ _____
<u>B. Insect and Disease Application</u>			
1. Spring Dormant Oil	Reduces population of scale and other insects.	February/March	\$ _____
2. Spring Application	Reduces disease and insect activity.	April/May	\$ _____
3. Summer Application	Reduces disease and insect activity.	June/July	\$ _____
4. Fall Application	Reduces disease and insect activity.	August/September	\$ _____
5. Fall Dormant Oil	Reduces population of scale and other insects.	November/ December	\$ _____

C. Pruning - Shrubs

1. Spring Pruning	Promotes health and beauty of the plant. To be done after spring surge growth appears.	May/June	\$ <u>418.50</u>
2. Summer Pruning	To maintain the look and neatness of the plants.	July/August	\$ _____
3. Fall Pruning	To promote the beauty of the plant heading into the winter months. To be done after any fall surge growth appears.	September/November	\$ <u>418.50</u>

D. Pruning - Trees

1. Spring Dormant Prune	Corrective thinning and shaping of cross branches.	January/March	\$ _____
2. Spring Pruning	Basal sucker pruning and limbing-up of any low branches.	April/June	\$ _____
3. Fall Pruning	Basal sucker pruning and limbing-up of any low branches.	September/October	\$ _____
4. Fall Dormant Prune	Corrective thinning and shaping of cross branches.	November/December	\$ _____

III. Ornamental Bed Programs

A. Mulching and Deep Edging

1. Spring Mulching	A one-time installation of specified mulch to a depth of 2" for all beds and treerings currently landscaped.	March/May Type of mulch	\$ <u>2400.00</u> <u>Black</u>
2. Spring Deep Edging	A one-time edging off all beds and treerings currently landscaped to a depth of 2/3" depending on weather and soil condition. Service performed by hand spade or mechanical means.	March/May	\$ <u>930.00</u>
3. Redefine of Edging	A one-time re-edging of all landscape beds to restore a neat bedline appearance.	June/November	\$ _____
4. Mulch Cultivation	Turn or fluff the mulch which is existing in all beds, this will enhance the aesthetic value and promote the organic breakdown process of certain mulches.	Anytime of the year Estimated occurrences Annual cost	\$ _____/cultivation _____ \$ <u>0.00</u>

B. Bed Weeding Applications

1. Pre-emergent Application	A Granular Herbicide applied to all mulched areas to control specific weeds prior to surface break through.	March/May October/November	\$ _____ \$ _____
2. Post-emergent Application	Chemically spraying weeds throughout the property in all mulched areas.	April/November Estimated Occurrences Annual Cost	\$ <u>47.00</u> /application <u>14.00</u> \$ <u>658.00</u>
3. Hand Weeding	The pulling of weeds on the property in mulched area which may not be sprayed by chemical means.	April/November Estimated Occurrences Annual Cost	\$ <u>47.00</u> /time <u>14</u> \$ <u>658.00</u>
4. Pavement Vegetation Application	Chemically spraying weeds in all pavement areas.	April/November Estimated Occurrences Annual Cost	\$ _____/time _____ \$ <u>0.00</u>

IV. Seasonal Color Programs

<u>A. Annual Flowers</u>	Design, installation, bed and soil preparation. Plant flowers spaced on approximately 6"- 8" centers. (* Note: Flats counts vary depending on flower.)	May/June # of Flats Annual Cost	\$ <u>46.00</u> /flat \$ <u>0.00</u>
<u>B. Flower Maintenance</u>	8 visits throughout the summer to include weeding, fertilization, pruning, and insect & disease applications.	June/September	\$ _____
<u>C. Perennial Maintenance</u>	8 visits throughout the summer to include weeding, fertilization, pruning, and insect & disease applications.	June/October	\$ _____
<u>D. Fall Seasonal Color</u>	To include installation , design, soil preparation and the planting of mums, kale, cabbage in 8" pots on various centers.	September/October # of Plants Annual Cost	\$ _____ /pot \$ <u>0.00</u>

V. Additional Program Services

<u>A. Spring Clean-up</u>	A one-time clean-up of winter debris from lawn and bed areas to include the cutting back of ornamental grass and perennials.	February/April	\$ <u>279.00</u>
<u>B. Fall Clean-up</u>	General policing of the grounds to remove fall leaf droppage and the removal of any seasonal color which has expired due to frost	Round 1 October Round 2 November Round 3 December	\$ _____ \$ <u>558.00</u> \$ <u>558.00</u>
<u>C. Irrigation</u>			
1. Spring Start-up	Pressure Lines, set clock, and adjust spray nozzles.	April/May	\$ _____
2. Seasonal Repair Allowance	Pre-approved budget to repair miscellaneous problems with system.	May/October	\$ _____
3. Fall Winterization	Depressurize lines, turn-off water and clock.	October/November	\$ _____

Environmental Yardwaste Disposal Fee*	\$	<u>169.04</u>	
Total Landscape Management Proposal	\$	22707.04	+ TAX

*NOTE: Fee is equal to 3/4 of 1% of the proposal value.



570 Reynoldsburg-New Albany Rd., Blacklick, OH. 43004
Phone: (614) 863-4510
Fax: (614) 863-0941

ACCOUNT AGREEMENT

Property: Melrose HOA Bill To: Melrose Homeowners Association of Pickerington, Ohio, Inc.
Address: 891 Selkirk Way Address: PMI Scioto Metro
Pickerington, Ohio 43147 1355 King Ave., Suite 200
Phone: _____ Phone: 614.285.5629
Fax: _____ Fax: _____
Contact: _____ Contact: ap@sciotometro.com

BILLING INFORMATION

Contract Value \$ 22,707.04 Sub Total
\$ 1,703.03 Tax
Per Attached Proposal \$ 24,410.07 Total
(due upon receipt)
Contract Years 2025
Contract Period 1 Year (☒) 2 Years () 3 Years ()
Level () # Periods _____ \$ Per month _____
(not including tax)
Months _____ To _____ Year _____

OR

Per Occurrence () Monthly Statements

**** SPECIAL NOTES:** Please bill with monthly statements

jdb 9.12.24 9.9.24 8/9/24
[Signature] [Signature]
Client Representative Date Yardmaster Representative Date
Melrose HOA President

1. *Scope*

YARDMASTER shall furnish all materials, tools, equipment and labor necessary to execute the terms of the proposal submitted in conjunction with this specification booklet in an efficient and professional manner according to applicable weather conditions.

2. *Limitations*

General Maintenance as outlined is for all properly landscaped lawn and bedded areas only, unless noted otherwise. Rough and/or damaged areas will be negotiated separately. Tree spraying shall include all plants as indicated up to 25' in height. Extensive tree topping and shaping, pruning over 15' or other work, such as removal, shall be quoted separately.

3. *Supervision*

At the end of each scheduled service the crew foreman shall note items to be serviced during the next visit. Additionally, our account managers will perform periodic walk-throughs of your grounds and submit a request for service to the appropriate crew for service. This checklist and balance system helps avoid problems and keeps your landscape in the best condition possible.

4. *Revisor*

This proposal is subject to revision if not accepted within 30 days, as availability and costs of many materials is not constant. The contract price is based on conditions present in the landscape at the time of proposal presentation. Should the proposal be accepted after excessive growth of plants, lawn weeds, etc., adjustments will be made in the contract price to accommodate excessive startup time. Alterations, additions or deviations requested by the owner will be charged to the owner at the contractor's normal selling price.

5. *Contract and payment terms*

Unless stated otherwise in the contract, payments are due by the first of the month as described in the maintenance contract. The owner, his agent, or successor is responsible for all payments to the contractor and/or its successor, including applicable sales tax, interest of 1.5% per month will be charged to accounts for each 30 days in which there is an unpaid balance (18% annually). Overdue accounts are subject to termination of service without notice.

6. *Owner's Responsibility*

Unless otherwise stated in writing, it is the owner's responsibility to ensure adequate water for plant materials, lawn, etc., to provide reasonable access to areas in maintenance contracts and assume responsibility for definition of all property lines.

7. *Materials, Products and Services*

All materials, products and services will be as specified. However, the contractor reserves the right to make substitutions of equal or greater value to accommodate changing EPA regulations product availability and actual services needed based on site conditions and seasonal weather demands.

8. *Promotion*

The contractor reserves the right to place a small sign in one of the landscape beds. The approximate size of a sign is 9" x 12". Additionally any photographs depicting the site may be used in various promotional material distributed on behalf of YARDMASTER.

9. *Unavoidable Interruptions*

The contractor shall not be held responsible or liable for any loss, damage, or delay caused by weather conditions, strikes, lack of adequate time, insufficient notice, lack of fuel and/or oil availability or by any other causes beyond the contractor's control. Additionally, a surcharge based on material and supply price increases to YARDMASTER may be passed on at cost following 10 days notice.

10. *Damage*

Owner shall locate and YARDMASTER will not assume responsibility for damage done to any type of underground object including gas, water lines, electric, telephone wires, sprinkler system lines or heads, sidewalks, drives, or other objects unless designated prior to execution of contract. We suggest any areas of concern be marked, prior to start of work, by owner or assigned agent. In the process of removing snow and ice, YARDMASTER will not assume any liability for damage to parking lot surfaces, speed bumps, curbs, drives, walks, posts, or other objects, as service generally accelerates deterioration of property.

11. *Liability*

YARDMASTER carries \$1,000,000 of liability insurance to cover any unfortunate damage resulting from negligence caused by YARDMASTER or their contractors.

12. *Dissolution of Contract*

This contract can be terminated by either party following delivery of written notice. The termination date shall be thirty (30) days from the first of the month following notice, based on the date notice is received. Should termination occur, final billing will be made to reflect the greater of the monthly contract invoices to date or actual services to date rendered from the contract beginning date through the contract termination date.

13. *Insurance and Worker's Compensation*

Certification of insurance and worker's compensation coverage shall be provided upon request.

14. *Renewal*

This agreement shall automatically renew at the current price and conditions, unless notice is sent in writing sixty (60) days prior to the expiration of the current agreement.

15. *Snow Service*

YARDMASTER will clear snow from drives, parking lots, and walks and apply salt and/or deicer to walks and other areas such as steps, inclines or slopes in walks or drive areas in compensation for the contract price agreed upon and stated elsewhere in this contract.

YARDMASTER will make every effort to have areas cleared of excess snow for normal business hours. However, we shall not be held responsible or liable for problems arising due to delays from such uncontrollable items as: continued snowfall into business hours, traffic congestion, cars parked in lot, lack of adequate time or by any other causes beyond the control of YARDMASTER. In cases where work is not completed prior to business hours, we agree to work throughout the day and/or return in the evening, at our discretion, to complete the clearing of snow.

