

# PINE RIDGE LANDSCAPING, INC.

14926 Willard Road Chantilly, VA 20151

Office: 703-803-4400 Fax: 703-803-4571

## Proposal

August 7, 2008

Submitted To: Lakewood Hills #1  
4330 Prince William Parkway #201  
Woodbridge, VA 22192  
Attn: Mr. Rick Balzhiser

Project: Lakewood Hills #1  
Golden Horseshoe  
Burke, VA  
Proposal # 359166

### Scope

*Pine Ridge Landscaping proposes the following*

#### GENERAL CONDITIONS

The following landscape maintenance program will ensure a horticulturally sound landscape of the highest quality, promoting the healthy growth of turf and plant material while ensuring the continual neat appearance of the site. Unless otherwise specified, the area maintained under this agreement applies to general or common areas only.

#### CONTRACTOR PERSONNEL

- A. Contractor shall have an experienced supervisor responsible for the site.
- B. Supervisor will have a minimum of three (3) years experience in landscape management at a supervisory level.
- C. Contractor shall have only properly trained personnel on site to perform all functions.
- D. Personnel shall be trained in horticultural and mechanical procedures to ensure that all operations are performed safely and effectively.
- E. Contractor personnel shall be required to wear a clean company uniform.
- F. Contractor personnel shall be familiar with the site specific regulations and will conduct themselves in a safe, courteous and professional manner while on site.
- G. Contractor shall utilize vehicles and/or trailers with readily identifiable company logos while on site.

#### Grounds Maintenance

##### MOWING AND TRIMMING

- A. All common area turf will be mowed to a height of 3 to 4 inches. Mowing will take place every 7 to 10 days beginning in April each year and continuing to the end of October. During extended rainy and dry periods, mowing will take place as conditions dictate.
- B. Mowing equipment will be kept in good condition and blades sharpened and balanced daily to cut grass blades versus tearing them.
- C. Minor trash and debris will be removed prior to mowing.
- D. Excess grass clippings will be removed from lawn areas, as well as walks and curbs, after each mowing.
- E. Grass around all common area trees, shrubs, buildings, fences, light poles, and any other obstructions will be trimmed in conjunction with each mowing service by utilizing with a line trimmer.
- F. Weeding of all shrub and tree beds will be performed during turf mowing to control obvious weed growth.
- G. All mulched areas and shrub beds will be kept free and clear of excess clippings.

##### EDGING

- A. All accessible common area sidewalks and curbs shall be edged with every other mowing using a machine incorporating a blade (no string trimmers).
- B. All dirt and debris resulting from edging shall be blown or swept after operations.
- C. Appropriate non-selective pre-emergent and post-emergent shall be applied to sidewalks and curbs to prevent growth of grass and weeds in these areas, as necessary.

##### TURF CARE

###### First Application (Early Spring)

Apply in a single application; a broadleaf weed control, pre-emergent crabgrass control, and fertilizer.

- A. Broadleaf Weed Control- Broadleaf weeds will be controlled by using a post-emergent weed control.
- B. Pre-emergent Crabgrass Control - Pre-emergent herbicide will be used to control annual grasses, such as crabgrass and goose grass.
- C. Fertilizer- ½ lb on nitrogen per 1000SF.

**Second Application (Late Spring)**

Apply in a single application; a broadleaf weed control and pre-emergent crabgrass control.

- A. Broadleaf Weed Control- Broadleaf weeds will be controlled by using a post-emergent weed control
- B. Pre-emergent Crabgrass Control - Pre-emergent herbicide will be used to control annual grasses, such as crabgrass and goose grass.

**Third Application (Early Fall)**

- A. Fertilizer - Will consist of 1.5 lb n/1000SF of controlled release fertilizer.
- B. Broadleaf Weed Control- Broadleaf weeds will be controlled using a post-emergent weed control.

**Fourth Application (Late Fall)**

- A. Fertilizer- Will be a granular Product that will deliver 2 lbs. actual nitrogen/1000SF

**NOTE:** Some of the above applications may be combined at contractor discretion. Additional turf applications occasionally are needed for extremely hard to control weeds such as nut sedge and wild violet. These conditions require special attention and cannot be prevented without costly investments in preventative programs. Pine Ridge Landscaping provides control for these weeds as a curative program at an additional cost on an as needed basis with prior approval from Manager/Owner.

**PRUNING**

Pruning shall only be performed by skilled plantsmen, knowledgeable of the growth habit of the specified plants, and using hand pruners, loppers, pole pruners, and shears. Tools shall be kept clean and sharp. Pruning shall be done for the purpose of enhancing the inherent growth characteristics of each plant species, removing limbs which interfere with pedestrians, and removing dead or diseased wood. Cuts shall be clean and flush, without tears or stubs. Pruning shall be done three times each year.

A. **Evergreen Shrubs:**

Pruning procedures shall vary depending on the plant species and whether the planting is a hedge or informal group. Generally, the following plant species shall be maintained as hedges: Evergreen Euonymus, Japanese Hollies (excepting Helleri's), and Yews (excepting Weeping English)

Informal mass plantings shall be maintained at varying heights and spread, and may receive minimal attention. The object will be to present a full, natural plant form, characteristic of the species. This includes the following plants: Laurels; Azaleas; Andromeda; Acuba; Inkberry; Blue Hollies; Chinese Hollies; Osmanthus; Mahonia; Weeping English yew; Leatherleaf Viburnum; Photinia; and Nandina.

B. **Deciduous Shrubs:**

Deciduous shrubs shall be pruned to control suckers and leggy growth; and remove dead or diseased wood. They shall be allowed to develop their characteristic form, height, and spread within the confines of their allotted space. If there are no space restrictions, deciduous shrubs shall receive minimal attention.

C. **Regenerative Pruning:**

Regenerative shrub pruning (major thinning, removal of mature canes, and reduction in overall size) is available at additional cost and is not included within the scope of work.

**TREE PRUNING**

A. **Conifer and Broadleaf Evergreen Trees:**

A primary objective is to retain the lower branches to the ground for the purpose of shading and cooling the root system, creating a concealed leaf dropping zone and provide a mowing limit. A secondary objective is that of aesthetics; to enhance the appearance and to remove dead or diseased wood.

B. **Deciduous Trees:**

Trees shall be selectively pruned one time per year. Pruning shall consist of removal of small interior branches, crossed or rubbing branches, suckers, waterspouts, dead or diseased wood; partially exposing the branching structure, encouraging an open, airy appearance.

**NOTE:** Tree pruning excludes wooded buffer and naturalized areas. Trees will be covered under these specifications up to a height of 12' from the ground. Any additional work will be done under a separate agreement at an additional cost.

**LANDSCAPE TREE AND SHRUB INSECT AND DISEASE CONTROL**

- A. An employee versed in the recognition, diagnosis and treatment of all disease and insects affecting landscape ornamentals shall make regular inspections of the plant material on the site.
- B. The insect management program shall use methods that use the minimum amount of applications necessary to achieve accepted levels of pest populations.
- C. All applications shall be made according to manufacturer's recommendations in accordance with federal and state requirements under the supervision of a Certified Pesticide Applicator.
- D. Spraying shall be done at times when car and pedestrian activity is at a minimum.
- E. Insect and disease control program excludes wooded buffer zones and naturalized areas.
- F. Contractor shall perform Dormant Oil application, and Insecticide applications as needed up to 4 times.

**MULCH**

- A. Mulch shall be top grade, double-shredded hardwood bark, free of all major debris.
- B. Mulch shall be applied to all previously mulched common area tree rings, shrub beds once each spring to a total depth of 2 inches.
- C. All previously mulched common areas shall be edged one time in the spring creating a definite edge between turf and bed/tree ring. There shall be no encroachment of turf into mulched areas and no spill over of mulch into turf areas.
- D. Mulching excludes all wooded buffer zones and naturalized areas
- E. Trees and shrubs will be fertilized in the spring with an organic surface fertilizer at the rate of 2-3 lbs of fertilizer for trees and up to 4 lbs per 100 square feet for ornamental shrubs.

**LEAF MANAGEMENT**

- A. All fallen leaves shall be disposed of from maintained lawn areas two times per contract season; weather permitting, once in November and once in December. (Excludes wooded buffer areas)
- B. Leaves shall be managed using all means available including blowing, raking, vacuuming, and mowing/mulching to maintain a neat appearance. Where applicable, natural areas will be utilized for recycling leaves to provide the natural woodland floor.

**AERATION**

- A. All accessible lawn turf shall be core aerated one (1) time per year with a mechanical aerator to relieve compaction, permit penetration of moisture and nutrients, and to provide a proper oxygen-soil relationship. Aeration shall be performed during September and October.

**RESEEDING**

- A. Bare and thin areas will receive over seeding at a rate of 4 to 5lbs. of seed/1000 square feet. This will strengthen weak areas and incorporate new varieties of grass seed into the existing turf. This seed shall consist of a certified blend of turf-type fescue unless otherwise requested by management.
- B. Contractor shall perform reseeding during the growing periods of the fall.

Grounds Maintenance	<b>Subtotal</b>	<b>\$44,196.00</b>
---------------------	-----------------	--------------------

	<b>Total Price</b>	<b>\$44,196.00</b>
--	--------------------	--------------------

**Terms & Conditions**

**INSURANCE AND INDEMNITY**

The Contractor shall secure, pay the premium for, and keep in force until the expiration of this contract and any other renewal thereof, insurance as provided below.

- A. Appropriate bodily injury liability insurance, with limits of not less than \$500,000 for each person and \$500,000 for each accident.
- B. Workman's compensation insurance as required by local and/or state jurisdiction.
- C. Property damage liability insurance with a limit of not less than \$1,000,000 for each accident.
- D. If automotive equipment is used in the operation, automobile bodily injury insurance with limits of not less than \$1,000,000 for each person and \$1,000,000 for each accident and property damage liability insurance, with limits of not less than \$1,000,000 for each accident.

**REMEDIES OF OWNER**

Contractor agrees to be liable to Owner for damages to the Owner's physical property caused by negligence of the Contractor's employees. Recovery of such damages shall be Owner's sole and exclusive remedy for such negligence. In the event Contractor breaches this Agreement, Owner's sole and exclusive remedy for such breach shall be to declare this contract terminated. Under no circumstance shall the Contractor be liable hereunder for special or consequential damages suffered by the Owner.

All work shall be completed in a workmanlike manner according to standard practices. Pine Ridge Landscaping, Inc. shall not be held responsible for delays caused by strikes, accidents, or other events beyond control. All invoices are due when received. Unpaid invoices over 30 days past due shall accrue interest at the rate of 1 1/2 percent (1.5%) per month. Should this account be turned

