



2015 & 2016 LANDSCAPE MAINTENANCE CONTRACT

Thank you for the opportunity to provide these quotes. Included in this packet is proposal for the upcoming 2015 landscape maintenance season.

The first few pages of this proposal outline the variety of services that are offered by Impullitti Landscaping, Inc. but not necessarily the services provided at your property. Please refer to your specific contract enclosed for a list of services that are currently scheduled for your property. Any services listed in our general descriptions that are not listed on your specific contract can certainly be added upon request.

If you have any questions regarding your contract, please feel free to give me a call.

We look forward to serving you.

Enjoy the view!

A handwritten signature in black ink, appearing to read 'John Wheeler', is positioned above the printed name.

John Wheeler
C.L.P. (*Certified Landscape Professional*)
440.834.1866

GENERAL LANDSCAPING SERVICES



Impullitti Landscaping, Inc. provides all labor, tools, equipment and expertise required to maintain the property grounds.

SPRING CLEAN UP (MARCH-APRIL)

- All plant material (15' in height or less) are removed of dead wood as needed to provide a well-maintained appearance.
- All leaves and debris are removed from lawn and bed areas.
- Lawn areas are raked where needed.
- All weeds are removed from the beds.
- All planting beds and tree rings are spade-edged.
- A pre-emergent herbicide shall be applied to all planting bed areas and tree rings.
- We are not responsible for damage done to invisible lines, cables, outdoor lighting, etc., when buried less than 6" in depth.

LAWN & BED MAINTENANCE (APRIL-NOVEMBER)

- Debris is cleaned off the lawn before mowing.
- All lawn areas are mowed.
- No windrows or unsightly piles are left on lawn areas.
- All grass around trees, buildings and fences are trimmed.
- Walks, driveways and beds are mechanically edged bi-weekly.
- Beds are weeded for a well-groomed appearance.
- Vegetation control is sprayed in the planting beds, concrete or asphalt cracks when needed.
- All walks and driveways are cleaned of grass clippings and other debris.
- An account manager will be assigned to your property.
- We are not responsible for damage done to invisible lines, cables, outdoor lighting, etc., when buried less than 6" in depth.

PRUNING (JUNE – AUGUST)

- Pruning of shrubs and trees (15 ft. or less in height) shaping and removing the dead wood is done so that a well-manicured appearance will be maintained.
- Pruning is done once per season and then maintained as needed.
- Pruning should not be done until the new growth of the plant has hardened off for the overall health of the plant.
- Clean up of all trimmings will be completed and debris removed.

FALL CLEAN UP (OCTOBER-NOVEMBER)

- All leaves and debris are removed from lawn and bed areas.
- Perennials are cut back.
- Annual flowers are removed.
- A fall clean up is done once in October and once in November.
- Leaves are removed prior to first snowfall as weather permits.
- Any leaves that can not be cleaned up due to an early snowfall will be cleaned up as weather permits.

DEBRIS REMOVAL

- The disposal of debris includes the trucking and dumping of landscape debris on a recycling site if applicable.

OTHER SERVICES



MULCH (MARCH – JULY)

- Premium hardwood bark mulch that is dark in color is applied at a depth of 1 1/2 inches to predetermined areas.
- Other varieties of mulch (leaf mulch, woodchips, dyed mulch, etc.) are available upon request.

ANNUAL FLOWERS (MAY-JUNE)

- An account representative will discuss with you the options available for annual flower selections.
- All annual flowers beds or containers are amended with peat moss before planting.
- All annuals will be fertilized at the time of planting.

FLOWER GARDEN ENHANCEMENT (MAY-NOVEMBER)

- Flowers beds and annual containers will be maintained for a well-manicured appearance.
- Deadheading, fertilization and staking of annuals and perennials.
- Roses will be treated with fungicide, deadheaded, pruned and fertilized.
- Perennials are cut back and annual flowers are removed in the fall.
- Debris is removed as applicable.
- Materials such as fungicides, fertilizers, deer spray and supplies will be invoiced at an additional charge.
- This service is provided on a time and material basis and billed at \$45 per man hour and can be performed weekly, bi-weekly or monthly which will be indicated on your contract.

DEER REPELLENT (AS NEEDED)

- Deer repellent is applied to protect susceptible plants from deer damage as needed and is billed additional on a per gallon basis.

MOSS SPRAY (AS NEEDED)

- Moss spray is applied to treat moss and algae on walkways and patios as needed and is billed additional on a per gallon basis.

POND & WATER FEATURE MAINTENANCE (AS NEEDED)

- Spring clean up and activation of water feature/pond.
- Maintenance of water feature/pond to include water treatments, pump adjustments, algae control and any other misc. service as needed.
- This service will be billed at \$45 per man hour plus materials.

DEER NETTING & WINTER PROTECTION (NOVEMBER – DECEMBER)

- Winter protection of selected plant material from deer, snow and wind.
- This service will be billed at \$45 per man hour plus materials.

DORMANT SELECTIVE PRUNING (DECEMBER – MARCH)

- Plant rejuvenation and size reduction of plant material.
- Increase vigor and health of plant material.
- A quote for this service can be provided upon request.

IRRIGATION SYSTEMS & OUTDOOR LIGHTING SERVICE

Impullitti Landscaping, Inc. can arrange for the start up, winterization and repair of your irrigation system. Additionally, we can provide service for outdoor lighting. Please contact our office for more details.

FERTILIZATION PROGRAM

Trained professionals who are certified by the State of Ohio's Agricultural Department in Turf Pest Control provide this service. Fertilization service is provided by Lawn Matters Ltd. —an Impullitti Landscaping, Inc. owned company.



LAWN CARE

LAWN FERTILIZATION

The fertilization of lawn areas includes a five-application program consisting of well-balanced fertilizers and liquid herbicides and insecticides.

- 1st application: This application consists of a well-balanced granular fertilizer for quick green-up in the early spring. It also includes a pre-emergence Crabgrass control to prevent the germination of crabgrass. Liquid application of herbicide will be applied in needed.
- 2nd application: The second application consists of a well-balanced, slow release, granular fertilizer with insecticide to maintain vigor in the turf, as well as a liquid application of herbicide. This is applied to prevent weed and insect damage.
- 3rd application: A balanced granular fertilizer will be applied to maintain vigor during the summer. An herbicide will be applied if needed.
- 4th application: An late summer/early fall application will be applied to maintain vigor in the turf. An herbicide will be applied if needed.
- 5th application: A well-balanced, slow release, granular fertilizer will be applied in late fall to release nitrogen during the winter. This will help to prevent injury to the turf and will provide a healthy lawn in the spring.

GRUB CONTROL

- One application of grub control is applied as a preventative.

OTHER LAWN TREATMENTS

- Lawn Fungicide
- Lime
- Aeration
- Snow Mold Preventative

TREE & SHRUB CARE

DORMANT OIL

- A dormant oil spray is applied to plant materials in the early spring to kill over-wintering insects.

DEEP ROOT FERTILIZATION

- Tree and shrub deep root fertilization is applied one or two times per year.

INSECT & DISEASE CONTROL

- A combination of an insecticide and fungicide is applied to the trees and shrubs to help protect against insect and fungus damage. The number of applications may vary according to the individual needs of the property.

MAINTENANCE TERMS

You will receive a monthly invoice that will correspond to your payment schedule. **All payments are due upon receipt of your monthly invoice.** Additionally, if any extra maintenance work is requested, it will be billed at the current hourly rate plus materials. If you request any additional landscape construction work, it will be billed at the current hourly rate plus materials. Past due accounts are subject to a 2% per month late charge (unless prohibited by law), plus the cost of collection, if any. A past due account is any account that has not been paid within 20 days from the date of the invoice. Statements will be sent on the 15th of each month to reflect any past due balances. We reserve the right to stop work or cancel this contract at any time should your account have an on-going past due balance.



GENERAL TERMS

Impullitti Landscaping, Inc. may add a surcharge or price adjustment to cover substantial cost increases in materials (i.e. fertilizers, mulch, salt, etc.) that are beyond our control. If this becomes absolutely necessary, we will notify you in advance of the specific service impacted by this charge and how much it will cost.

Notwithstanding any other provision of this contract, (i) the liability of the Impullitti Landscaping, Inc. shall be limited to repairing or replacing the defective work or product, (ii) under no circumstances shall Impullitti Landscaping, Inc. be liable for consequential, incidental, special, exemplary, or punitive damages, and (iii) no customer shall have right to commence legal action against Impullitti Landscaping, Inc. until thirty (30) days after written notice of the problem has been provided to Impullitti Landscaping, Inc., 14659 Ravenna Road, Burton OH 44021 Attn: Wayne Impullitti, President.

AUTOMATIC PAYMENT OPTION

For your convenience, we offer an automatic payment option. A monthly invoice will always be sent to you prior to charging your account along with a reminder that your credit card will be charged. If there is a discrepancy on your monthly invoice, please call our office immediately for further clarification. If we do not hear from you, on the 10th day of the month (or on the following Monday should the 10th fall on a weekend) your credit card will be processed. Your credit card receipt will then be sent to you for your records. If you are interested in this service, please complete the Automatic Payment Request. Please complete the attached form and return with your signed contract to set up auto pay.

PROPERTY PHOTOS

The Customer agrees that Impullitti Landscaping, Inc. shall be permitted to (i) take photographs of the Customer's property, including but not limited to photographs of the property before it was landscaped, during the installation, and after the installation, and (ii) to use such photographs for advertising and promotional purposes in its discretion. Impullitti Landscaping, Inc. will make commercially reasonable efforts to maintain the privacy of its customers.

LICENSING, INSURANCE AND GUARANTEES

The Ohio State Department of Agriculture certifies Impullitti Landscaping, Inc. to apply pesticides. Impullitti Landscaping, Inc. is insured for \$5,000,000.00 for property damage and bodily injury. All plants that are installed by Impullitti Landscaping, Inc. are guaranteed for one year provided they are cared for according to our specifications when planted. Under no circumstance shall Impullitti Landscaping Inc. be liable for consequential, incidental, exemplary, or punitive damages.



2015 & 2016 Landscape Maintenance Contract
Contract Period: April 15, 2015 - November 15, 2015, April 15, 2016 - November 15, 2016

SCHEDULED MAINTENANCE SERVICES

Spring Clean Up	\$630.00
Lawn & Bed Maintenance	\$4,185.00
Pruning of Shrubs and Trees	\$200.00
Fall Clean Up	\$270.00
Debris Removal	Included
Hardwood Bark Mulch	\$1,035.00
Entrance each year	
Cul-de-sacs every other year	

Subtotal	\$6,320.00
Sales Tax Rate	6.75%
Sales Tax Amount	\$426.60
TOTAL	\$6,746.60

RECOMMENDED SERVICES

AMOUNT APPROVAL

PLEASE INITIAL IN THE BOX NEXT TO THE SERVICE TO INDICATE YOUR APPROVAL OF THIS SERVICE.

Good News!

**YOUR PRICES
HAVE NOT INCREASED!**



Monthly Payment Amount to be billed in 9 equal installments March - November

\$749.62

plus any time and material services

Note: Recommended services are NOT included in the contract price. To add these services initial next to each item. If approved, recommended services will be BILLED UPON COMPLETION.

Contract Approval: I have read and understood the conditions of this contract. By signing below, I am agreeing to the conditions set forth in this contract.

DISCLAIMER: Impullitti Landscaping, Inc. may add a surcharge or price adjustment to cover substantial cost increases in materials (i.e. fertilizers, mulch, salt, etc.) that are beyond our control. If this becomes absolutely necessary, we will notify you in advance of the specific service impacted by this charge and how much it will cost.

Peppermill Chase HOA

John Wheeler, C.L.P. (Certified Landscape Professional)

Date

12/8/2014
Date

Customer E-Mail Address

Email Invoice?

Initial here if you would like your monthly invoice to be emailed to you.

Customer Phone Number

2015 & 2016 Landscape Fertilization Contract

Contract Period: April 15, 2015 - November 15, 2015, April 15, 2016 - November 15, 2016

SCHEDULED FERTILIZATION SERVICES

RECOMMENDED SERVICES

AMOUNT APPROVAL

PLEASE INITIAL IN THE BOX NEXT TO THE SERVICE TO INDICATE YOUR APPROVAL OF THIS SERVICE.

Lawn Fertilization #1	\$152.00
Lawn Fertilization #2	\$152.00
Lawn Fertilization #3	\$152.00
Lawn Fertilization #4	\$152.00
Tree and Shrub Fertilization (Spring)	\$298.00
Insect & Disease #1	\$135.00
Insect & Disease #2	\$135.00
Insect & Disease #3	\$135.00
Dormant Oil	\$135.00

Lawn Fertilization #5	\$152.00	<input type="checkbox"/>
Grub Control	\$152.00	<input type="checkbox"/>
Aeration - Entrance & Cul-de-Sacs	\$245.00	<input type="checkbox"/>
Tree and Shrub Fertilization (Fall)	\$298.00	<input type="checkbox"/>

Subtotal	\$1,446.00
Sales Tax Rate	6.75%
Sales Tax Amount	\$97.61
TOTAL	\$1,543.61

Good News!

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BILLED UPON COMPLETION OF EACH SERVICE

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Peppermill Chase HOA


Ian Kerr - General Manager

Date

12/8/2014

Date

Customer E-Mail Address

Email Invoice?

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Customer Phone Number