

**Shadow Run Community  
Association  
Landscape Maintenance Bid**

**Prepared by**

**Design Landscaping Management, Inc.**

April 27, 2023

Shadow Run  
Ameri-Tech Community Management, Inc.  
24701 US HWY 19 N  
Clearwater, FL 33763

Site: Shadow Run

## **LAWN MAINTENANCE CONTRACT**

### **LAWN SERVICE PROGRAMS**

Design Landscape Management, Inc. is proud to offer to you in this contract a lawn program specific for your needs. The **Mowing program** is the core of the maintenance program – grass cutting, hedge trimming etc. Add to that our **Fertilization/pest control program** to maintain and stimulate green, healthy turf and shrubs. Our **Irrigation program** offers a monthly inspection and 24-hour response service calls so that once your turf is green, it stays green. Chose one or all three of our programs, then relax knowing Design will do the job we're hired to do at the quality you expect.

### **MOWING PROGRAM** (Per schedule 1)

**Mowing** – Mowing performed to maintain proper height and to coincide with seasonal conditions on all specified areas. A sharpened blade will be used at all times to insure a clean, even cut. Grass will be cut at levels approved in horticultural practices and adjusted when weather dictates.

**String Trimming** – String trim areas that cannot be reached by mowers such as around poles, signs, buildings, etc

**Blowing** –All grass clippings blown from concrete areas in a timely manner during each mow visit.

**DESIGN LANDSCAPING MANAGEMENT, INC.**

## MAINTENANCE CONTRACT SPECIFICATIONS FOR

# Shadow Run Community Association

**Hard Edging** –Edging grassed areas along sidewalks, curbs, and other hard surfaces adds a crisp, clean finish to each mowing service.

**Soft Edging** – Edging of all beds, trees and other soft beds completed in concurrence with every other service to maintain the mulched, planted areas.

**Weed Control** – Weed control on all beds and areas where weeds are evident performed continuously throughout the term of this agreement to maintain the beds relatively weed free. Pre-emergent and post-emergent herbicides are used in conjunction with mechanical methods to insure results

**Shrub Maintenance** – All shrubs, hedges and flowerbeds will be trimmed and maintained to present a uniform appearance and maintain maximum plant vigor based upon approved horticultural practices. (Hedges will be trimmed as noted on Schedule 1)

**Policing and Trash Removal** – Areas such as curbs, walks and driveways are blown clean of grass and the clippings resulting from lawn maintenance during each visit. Trash such as paper, glass, cans and other litter that is evident in bed or grass areas will be picked up during scheduled performances of the maintenance.

**Quality Control Inspections** – A qualified area supervisor will inspect your properties to ensure the highest levels of quality control, furthermore, these inspections may be coordinated with the property's maintenance personnel on a monthly basis if requested.

**Service Calls** – Response time will be within a 24 - hour period.

### TREE PROGRAM (Per schedule 1)

**Palm Trimming** – We maintain a clean ground appearance by removing fallen seedpods and fronds. Palms may be lightly trimmed to maintain the natural look of the palm or hurricane cut determined by the preference of the owner. This is prorated item. **(Palm trimming as noted on Schedule 1)** (Additional Up to 20' at \$25.00-\$45.00 each over 20' at \$50.00 each)

**Ornamental Trees** – Small trees such as the Crape myrtle will be trimmed to enhance the appearance of the tree. Limited to 8' and under 2' diameter.

**Native Tree Trimming** – Large trees (limbs under 2") are elevated up to 8' from ground height to enhance its health and vigor and the growth of ground level vegetation. Trimming of natural growing area nor native trees over 8'/limbs over 2" is not included in this agreement but is available at an additional per event price. **(Included only as noted on Schedule 1)**

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### IRRIGATION PROGRAM

**Irrigation Monitoring** - DESIGN LANDSCAPING MANAGEMENT, INC. will monitor irrigation system to ensure all plant material and turf area are receiving the proper amount of water required (Within the parameters of the existing system design) to maintain health and vigor. During each irrigation system check, clocks will be adjusted according to county and agronomic guidelines. Furthermore, heads will be cleaned and adjusted to insure maximum coverage. In addition, any damages caused by DESIGN LANDSCAPING MANAGEMENT, INC to properly installed and functioning irrigation will be repaired at no charge to the customer.

Damage not caused by DESIGN LANDSCAPING MANGEMENT, INC or due to improper location (i.e., height exceeding the root system, installed on a bed or sidewalk edge line) or improper functioning (i.e., stuck rotors, pop-ups) will be repaired at an additional charge of \$ 50.00 per hour, per man and \$ 25.00 per half-hour, per man. Parts are an extra cost. **(Included only as noted on Schedule 1)**

### FERTILIZATION PROGRAM

Our fertilization/Pest Control program is a balanced schedule to meet your property's requirement that is designed to stimulate growth and promote a healthy green color.

**Fertilizer** - (both granular and liquid fertilizer with micronutrients) selected for your property at the time of application. (Additional application can be performed at request)

**Broadleaf weed control** - will be applied as needed at affected areas. Our technicians will give you recommendations for water applications. Stop over watering, save money and preserve the health of your turf.

**Fungicide** – Fungicides for lawn diseases are applied on an as needed basis. If excessive applications are necessary, it will require additional cost.

**Selective Insect Control** - Florida offers unbeatable sunshine for all to enjoy as well as the many insects that live in and feast on your plants and turf. Our experienced technicians can identify the perpetrator and apply the right application for that specific job. No unnecessary overspray. Ants and Fleas are not included in this contract; however, we can provide one time spot to spot granular treatment if requested. Cost determines by material and labor necessary. Subterranean insects are not included (grubs, mole crickets)

This program will be most effective with the cooperation of property irrigation provided to the lawns

**DESIGN LANDSCAPING MANGEMENT, INC.**

## SCHEDULE OF FERTILIZATION AND PEST CONTROL SERVICES FOR

# Shadow Run Community Association

We at **DESIGN LANDSCAPING MANAGEMENT, INC.** believe in delivering the best results for the best price. For this reason, we apply the finest slow-release products available to the green industry. The theory with slow-release products is to keep the turf and ornamentals greener for longer periods without the seesaw effect experienced with quick release products. This can damage the health and vigor of the plants and turf, and can promote fungus problems. Furthermore, the products we use are designed to encourage root development as well as top growth. By using slow-release products at strategic times of the year, the turf and ornaments will maintain a consistent, lush look year-round. Even though these slow-release products are more expensive, the benefits are worth the expense.

### Schedule 2

TURF:		SHRUB:	
<b>APPLICATION 1 (January-February)</b> St. Augustine-Balanced fertilizer and weed control Bahia-Fertilizer and weed control	Included	<b>APPLICATION 1</b> A balances fertilizer with necessary macro and minor elements to promote health and vigor, along with disease and insect control as needed.	Not Included
<b>APPLICATION 2 (March-April)</b> St. Augustine-Balanced fertilizer Bahia-Fertilizer	Not Included	<b>APPLICATION 2</b> A balances fertilizer with necessary macro and minor elements to promote health and vigor, along with disease and insect control as needed.	Included
<b>APPLICATION 3 (May-June)</b> St. Augustine-Balanced fertilizer Bahia-Fertilizer	Included	<b>APPLICATION 3</b> A balances fertilizer with necessary macro and minor elements to promote health and vigor, along with disease and insect control as needed.	Not Included
<b>APPLICATION 4 (July-August)</b> St. Augustine-Balanced fertilizer Bahia-Fertilizer	Included	<b>APPLICATION 4</b> A balances fertilizer with necessary macro and minor elements to promote health and vigor, along with disease and insect control as needed.	Included
<b>APPLICATION 5 (September-October)</b> St. Augustine-Balanced fertilizer Bahia-Fertilizer	Not Included	<b>APPLICATION 5</b> A balances fertilizer with necessary macro and minor elements to promote health and vigor, along with disease and insect control as needed.	Not Included
<b>APPLICATION 6 (November-December)</b> St. Augustine-Balanced fertilizer and weed control Bahia-Fertilizer and weed control	Included	<b>APPLICATION 6</b> A balances fertilizer with necessary macro and minor elements to promote health and vigor, along with disease and insect control as needed.	Not Included

## INTEGRATED PEST MANAGEMENT

Our Integrated Pest Management program is thoroughly controlled by our licensed pest control operators. This program is customized to your particular plant material. Any adjustments that are required, such as additional fertilizer or insect and disease control, will be made at no additional charge. Instead of seeking to eradicate all insects, our program has been developed to control destructive insects while at the same time allowing those that are considered beneficial to the environment to survive. Due to the nature of Bahia grass, complete weed and insect control is not possible without damage to the turf. Carpet grass and Sedge grass control is available at an additional charge.

**FLEAS AND ANTS ARE NOT INCLUDED IN THIS AGREEMENT**

# DESIGN LANDSCAPING MANAGEMENT, INC.

## MAINTENANCE SPECIFICATIONS

### Schedule 1

# Shadow Run Community Association

<b>CALENDAR OF MECHANICAL SERVICES</b>													
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Mow	2	2	2	4	4	4	4	5	4	3	2	2	38
Edging – Hard	2	2	2	4	4	4	4	5	4	3	2	2	38
Line Trimming	2	2	2	4	4	4	4	5	4	3	2	2	38
Blowing	2	2	2	4	4	4	4	5	4	3	2	2	38
Chemical Weed Control	1	1	1	1	1	1	1	1	1	1	1	1	12
Shrub Trimming	1	1	1	1	1	1	1	1	1	1	1	1	12
Palm Trimming (11 palms)											1		1
Ornamental Trees 8'			1						1				2
Native Trees											1		1
Wood line clean up											1		1
Irrigation Check													0
Mulch common areas		1											1
Annuals**(extra)													0
Turf – St. Augustine		1			1			1			1		4
Fertilize - shrubs		1						1					2
Pest --Lawn/Shrub			1			1			1			1	4
Quality Check	1	1	1	1	1	1	1	1	1	1	1	1	12

**MULCH SPECIFICATIONS\*** - Grade "A" Cypress mulch is available at \$ 55.00 per yard to be paid by owner at time of installation. (Installed upon request)

**ANNUAL SPECIFICATIONS\*\*** - Four inch (4") potted annuals are available to be paid by owner at time of installation. Owner must give written approval for all chargeable extra work. (Installed upon request)

**PLANT SPECIFICATIONS** – Hedge 3gal type plants are available for installation. Owner must give written approval for all chargeable extra work.

OTHER - \_\_\_\_\_

OTHER - \_\_\_\_\_

OTHER - \_\_\_\_\_

OTHER - \_\_\_\_\_

**DESIGN LANDSCAPING MANAGEMENT, INC.  
MAINTENANCE CONTRACT SPECIFICATIONS FOR**

**Shadow Run Community Association**

**CONTRACT REFERENCES**

**Qualified Property Management, Inc.** – Judy Bowes, Property Manager, 727-869-9700 for comments on properties: Summertree Villas, Rachel Myers, Property Manager for comments on: Colony Cove

**Pat Tignanelli, President** – The Greens at the Heather – 352-596-3761

**DAMAGES**

Contractor cannot be held responsible for the following:

1. Garden hoses left on turf or shrubbery. 2. Personal items such as toys, pet items, lawn and garden tools, extension cords, clothing, lawn furniture, Christmas lights, or any other items unassociated with a reasonable landscape design left on turf or shrub areas. 3. Normal ear-and-tear on outdoor carpeting, ceramic tile, sidewalks, decorative landscape borders and painted porches or driveways caused by the use of the power edger, weed eater, or lawn mower. Slight border damage of these areas is inevitable if the mowing process is to be performed thoroughly. 4. Screened-in enclosures, Vinyl siding, or exposed wiring or piping which directly borders turf/shrub areas without the presence of a kick plate or landscape border. 5. Downspouts that do not maintain at least a four-inch clearance of turf areas. 6. Any hidden underground or surface wires and/or pipes which are damaged in the process of mowing and/or edging.

Design Landscaping Management, Inc. closes operations down for a period of ten days in the month of December for the holidays being December 24 through January 2. During this time, we do make every effort to ensure our clients have received their services. We may have to change the normal day of service to ensure that services are completed.

DESIGN LANDSCAPING MANAGEMENT, INC AGREEMENT WITH

**Shadow Run Community Association**

For the previously listed services provided by DESIGN LANDSCAPING MANAGEMENT, INC., the Board of Directors for Shadow Run Community Association agrees to pay DESIGN LANDSCAPING MANAGEMENT, INC., the sum of \$ 2,357.25 per month, for period of twelve (12) consecutive months from the date of this agreement, for an annual total of \$ 28,287.00 Each year an increase of two percent 2% shall be assessed unless otherwise negotiated and mutually agreed upon by both parties in writing. If upon expiration of this agreement, a new contract has not been signed by both parties, this contract shall automatically be renewed at the annual fee stated above with the addition of a 2% percent cost of living increase.

The ASSOCIATION. Must give thirty (30) days written notice by certified mail to citing any issues of noncompliance with this agreement. Upon receipt of the notice ASSOCIATION shall allow 30 days for correction before any commitments within this contract may be broken. In the event that DESIGN LANDSCAPING MANAGEMENT does not attempt to correct any cited issues within the thirty (30) day cure period, then The ASSOCIATION may cancel this agreement by thirty (30) days written notice to DESIGN LANDSCAPING MANAGEMENT. In the event this contract is cancelled prematurely, monies will become due immediately for any past services or prorated material, i.e., flower, mulch, pest control, tree work, etc. Upon acceptance of this proposal, buyer agrees to terms of payment schedule and further agrees to accept all responsibility for charges and interest, if applicable, in the event of non-payment or deferred payment including, but not limited to, attorneys' fees, court costs, etc. related to any actions taken by seller in collection of any balance due.

Furthermore, all past due accounts exceeding 90 days shall be subject to a 1.2% monthly interest fee.

All work to be completed in workman-like manner according to the standard practices. Any alteration or deviation from the specifications which involves extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. This proposal is subject to acceptance within 30 days and is void thereafter at the option of the undersigned.

FUEL SURCHARGE: For the purpose of this agreement, the standard price for a gallon of unleaded fuel will be the Florida average price per the Florida Attorney General's Office. In the event this average exceeds \$4.00 per gallon, a 3% fuel surcharge will be added to each invoice. This 3% will be removed when the average drops below the above designated price per gallon.

This contract shall remain in force for a period of ONE (1) years, beginning Aug 1, 2023, through JULY 31, 2024

Susan Navage - President	6/19/2023
Shadow Run Community Association	Date

Design Landscaping Management, Inc.	Date