



LANDSCAPING

Ground Maintenance CONTRACT 2025

General Manager: Emilio Flores

P.O. BOX 783

HOLLY SPRINGS, NC 27540

C: (551)804-9163 O:(919)616 8436

E-Mail: Staff@jerseylandscapingNC.com

CUSTOMER NAME: Legacy Farm HOA, NC

Address: 3412 Trilogy Farm

City, State Zip: Fuquay Varina NC 27526

Phone Number: 919 645 5764

Email: Manager@grandchestermeadows.com

Services provided in the contract:

Ground Maintenance:

- a) All turf in common areas per landscape map provided will be mowed on a weekly basis during the growing season (march- Nov) at height no less than 2.5 inches.
- b) All hard surfaces will be edged on a weekly basic as needed during the duration of the growing season.
- c) Common area will be blow weekly.
- d) All surfaces will be blown off after all maintenance is completed.
- e) All soft edges will be edged on a weekly basic as needed through the growing season.

Pruning:

- a) All Plant material will be fertilized in late spring at the appropriate time.
- b) All Plant will be pruned 3 times during growing season at the appropriate height agreed upon between JL and Legacy Farm HOA. (Any home owner that request changes in pruning will be Referred to the HOA Board)
- c) All trees will be prune to keep all waking paths clear.
- d) All Crape Myrtles will be prune in Jan-Feb. The crape Myrtles will be pruned using proper horticulture standards not topped off them.

Natural Areas:

- a) All Natural areas including pine straw beds will be kept clear of weeds using chemical/mechanical means.

Retention Ponds:

- a) Turf around retention ponds will be mowing and trimming on a bi-weekly basic.
- b) All trash will be removing from pond area.

Fire Ant Treatment:

Apply granular fire ants' treatment on the turf areas and plant beds ones per years (May)

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Annual Flowers:

- a) Annual flowers will be rotated 2 times per year April/September.
- b) Previous years flowers will be removed and proper disposed.
- c) Fresh soil amendments will incorporate in the soil.
- d) New flowers will be delivery and installed.
- e) Annual beds will be mulched with mini nuggets pine bark to give a clean appearance.
- f) Deer repellent will be spray bi-weekly during winter months to keep deer damage to a minimum

Turf Maintenance/fertilizer for Bermuda:

- a) February- Apply Pre-emergence Herbicide at Half of bag's recommended rate. This helps prevent summer annual weeds such as crabgrass from germinating. Post emergence herbicide will be applied to winter weeds that have emerged.
- b) March- Apply Pre-emergence at half of the bag's recommended rate.
- c) May-All turf areas will be Aerated and fertilizer with 16-4-8 Fertilizer.
- d) July- Apply 16-4-8 Fertilizer
- e) August- apply 16-4-8 Fertilizer

Pine Needle Installation:

Trench an edge with a power edging around all existing planting beds and Install Pine straw one per year (usually January or February) 600 bales.

. Sprinkler System:

Turn sprinkler system in the spring and winterize in the fall.
Irrigation will be checking ones a month during season for any leak or adjustment.
Any repair or heads replacement will be estimated separate and send to board members for approval.

TOTAL FOR THE YEAR: \$39,600.00

TOTAL MONTHLY: \$ 3,300.00

Additional Optional Services:

Install brown designer mulch is 65 per cubic yard material and labor
Top Dress soil on turf areas with compost after aeration estimated as needed

- Turf fungicide application Estimated as needed.
- General Yard clean up- \$ 60 per man hour.
- Hand water plants and flower will be \$80 per hour with water tank.
- Installation of plants, shrubs and trees- Free estimate for recommendation, there is an \$ 200 per hour charge for designs, if design is approved for install by JL, 50% of the design fee will be put toward the install fee.

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CONTRACT TERMS

LAWN AND LANDSCAPE MAINTENANCE CONTRACT

this contract is an agreement between Jersey Landscaping, herein after referred to as the contractor and Legacy Farm HOA, herein after referred to as the client. Contractor and client hereby promise and agree to the following: The contractor agrees to provide the services detailed in the above specifications. The client agrees to pay the charges specified herein.

PROPERTY DESCRIPTION, SERVICES PROVIDED, TERMS, CONDITIONS, AND CHARGES

- A. This contract is for lawn maintenance for property located and described as Legacy Farm Fuquay Varina, NC.
- B. The contractor shall show proof of insurance and agrees to keep insurance in force for the duration of contract.
- C. The term of the contract is for 1 years January 1 2025 to December 31 2025. This contract shall automatically renew for additional terms of 12 months unless either party gives to the other party written notice of termination at least thirty days prior to termination of the existing contract.

Client or contractor can cancel this contract at any time by giving thirty (30) days written notice. Payment at termination of contract will include refund from Jersey Landscaping to Legacy Farm HOA for materials or services paid for but not performed at the time of termination. In addition, Jersey Landscaping shall be compensated for materials or work performed prior to termination, for which the cost has been spread over the term of the contract payments.

For the term of this contract payable each month for which service is provided. The client will receive an invoice on the 1st of the month; payment will be due 20 days from the date of the invoice. Any additional or unscheduled services agreed on by client and contractor will be billed separately.

By signing below, the customer agrees to pay the amount shown on the proposal. Check or money order may be mailed to Jersey Landscaping at PO.BOX 783 Holly Springs, NC 27540. Payment also can be made directly to company representative upon completion of services.

Emilio Flores

CLIENT

DATE

CONTRACTOR

DATE