

Garden View Estates of Center Township

Contract for Lawn Maintenance Service

Garden View Estates of Center Township, HOA, Inc.
110 Patton Drive
Aliquippa, PA 15001

And

Parrish Lawncare and Landscaping LLC
For the 2025 – 2026 Lawncare Season

In accordance with the provisions, requirements, and pricing on the attached sheets, all parties have agreed to the attached provisions, requirements, and pricing of this contract and Warrant that they are fully authorized and entitled to enter into this contract.

Signature for Garden View Estates

Signature for the Contractor

Printed Name for Garden View Estates

Printed Name for the Contractor

Title for Garden View Estates Officer

Title for the Contractor

Signature for Garden View Estates

Printed Name for Garden View Estates

Title for Garden View Estates

Date

Date



Parrish Lawn Care & Landscaping LLC
 113 Berrys Road
 Aliquippa, PA 15001
 Greenlawn08@yahoo.com

Cell – 724-601-3825 Office – 724-766-3337

Pricing 2025 – 2026 Lawn Care Season

Weekly Cutting and Maintenance of Lawns	\$1,342.00	Per Occurrence
Clean Up		
Spring	\$ 500.00	
Fall	\$1,127.50	
Pre-Emergence Crab Grass Control	\$1,680.00	Per Occurrence
Fertilizer	\$1,680.00	Per Occurrence
Liquid Weed Control	\$1,680.00	Per Occurrence
Shrub Maintenance (Spring and Fall)	\$2,730.00	Per Occurrence
Additional Lots (after homes are built)	\$ 30.00	Per Occurrence

_____	_____	_____
<i>Signature of Contractor</i>	<i>Owner</i>	<i>Date</i>

* Sales Tax charged where applicable

* Fuel Surcharge if gas is over \$3.25 per gallon

UPDATED: OCTOBER 2024

1. General Provisions

A. Contract Term

Term of the contract will be for two cutting seasons.

B. Invoicing / Payment

Contractor shall submit a Work Performed List to the Treasurer each time work is performed, list to indicate the work done and date of service. Contractor shall submit monthly itemized invoices. Invoice is to include date of service(s) and service(s) provided. All invoices will be sent to the same address as the bid. The payment terms shall be net 30 days.

C. Insurance

Contractor shall at all times during this contract carry insurance to meet or exceed the following amounts:

1. Workers Compensation Insurance in compliance with state / or local statutory limits.
2. Business Auto Liability with limits not less than \$500,000 bodily injury per person / \$1,000,000 per accident plus \$100,000 property damage liability per accident or \$1,000,000 combined single liability.
3. General Liability Insurance with a limit of not less than \$1,000,000 per occurrence / \$2,000,000 annual aggregate.

D. Termination of the Contract

Garden View Estates of Center Township, HOA, Inc. may cancel the contract at any time, without notice, if the Contractor fails to correct any deficiencies in the performance of the contract provisions. For any other reason - at its sole discretion, the Homeowners Association may terminate the contract at any time by delivering a (30) day written notice to the Contractor.

E. Subcontracting of Work

This contract or any part there of shall not be subcontracted or assigned to another contractor without the written permission of the Association. The Contractor shall be directly responsible for any subcontractor's performance and work quality when used by the Contractor to carry out the scope of the job. Subcontractors must abide by all terms and conditions under this agreement.

F. Permits, Licenses, Ordinances, Laws

The Contractor is required to obtain the necessary permits, licenses, standard operating permits, and bonds prior to performing any work and to keep them in effect for the term of the contract. The Contractor expressly warrants that he shall be responsible for abiding by all applicable codes, regulations, standards, etc. which may be required by municipal, county, state, and federal laws.

G. Satisfactory Work

Any work found in any way defective or unsatisfactory, including damages to any property caused by Contractor's equipment or personnel shall be corrected by the Contractor at his own expense at the order of the Homeowners Association. The Contractor must immediately report any damages to the GVE Board President.

H. Hours of Work

Monday thru Friday between 8:00 AM and 4:30 PM, weather permitting, unless approved by the GVE Board President. All weekly tasks must be performed on a single day unless approved by the GVE Board President. All cutting is to be performed on the same day each week to allow for proper scheduling of automated lawn sprinkler systems.

I. Personal Standards

Contractor shall be present or have a qualified person to supervise and oversee all operations at all times. Any/All personnel designated by the Contractor to perform work at Garden View Estates, Center Township, HOA, Inc. must be properly trained and be at least 18 years of age. All personnel shall be neat and conduct themselves in a professional manner.

J. Equipment

Contractor shall furnish all equipment, including power supplies, necessary to perform the work in accordance with these specifications and any other governmental codes and/or standards that may apply. Equipment suitable for the area and ground conditions must be used. Heavy mowers should not be operated in wet or damp areas to prevent ruts.

K. Line Items

The Association reserves the right to elect not to perform any of the line items.

2. Technical Requirements

The work covered is the maintenance, care, and housekeeping of all exterior grounds within Garden View Estates, but specifically excluding shrub beds on the sides and rear of each residential unit except for line trimming of those areas. All areas of the Community Center are included.

A. Cutting and Maintenance of Lawn Areas

Cutting will include all lawn areas, both common grounds and homeowner's grounds unless specifically exempted during the walk through. **At all times, a professional, even cut without excessive marks from the mower tires shall be maintained throughout the community.**

1. Schedule for cutting lawns is as follows:
 - Weekly from April 15 to November 15, as needed.
 - Mowing to take place the same day each week. The Association reserves the right to alter the cutting schedule as they see fit due to changes in the conditions of the lawns.
2. Mulching Mower Grass Height
 - Grass will be cut to a height of 3 inches, except the last cutting, which will be 2 inches. Mulching all areas, any large clumps of grass will be blown to disperse clippings
3. Weather Conditions
 - Lawn cutting shall not be done in the rain.

4. Hillsides
 - All hillsides will be cut with each scheduled lawn cutting. If a hillside or area of the hillside is wet then hand push mower must be used to avoid slippage and damage to the hillside caused by larger tractors. Any damage to the hillside caused by cutting when wet will be repaired by the Contractor. **Do not spin wheels on slopes.**
5. Trimming
 - The line trimming must be done with each cutting along the streets, driveways, and sidewalks. This trimming shall be at a 90 degree angle. Line trimming along the shrub beds, lampposts, mailboxes, fences, and buildings shall be cut at the height of the lawn cutting.
6. Clean Up
 - Cuttings will be blown from the streets, driveways, sidewalks, and patios onto the lawns. If grass clumps cannot be dispersed because of excessive grass growth, the lawns will be raked and grass will be disposed of by the Contractor offsite.
 - All clean up must be done on the same day as the cutting.
 - Clippings will NOT be swept, blown, or otherwise disposed into the drains.
7. Wet or Damp Areas
 - Do not spin wheels on the wet grass.
 - Do not operate heavy mowers in wet/ damp areas.
8. Smaller Lawn Areas
 - In smaller areas hand mowers must be used rather than riding mowers to prevent damage to lawns and to provide an even, professional cut.
9. Weeding of Shrub Beds
 - Hand weed all shrub beds with every second cutting to include all front of homes and common areas, including all sides of the Community Center.

B. Cutting of Undeveloped Property

Undeveloped property is defined as those areas where lawns or other landscaping have not been installed. This will include the drainage ditch off Maple Court.

- Any undeveloped property will be cut every two weeks.
- Timing of cuts will be determined by the Board of Directors.
- Clippings and trimmings may be left on the area cut.

C. Shrub Maintenance

This includes the front of each residential unit, the Landscaped Marque Entrance to Garden View Estates, all sides of the Community Center, and the decorative mounds and assorted decorative areas located throughout the community (the Common Areas.)

- Do not use weed killing sprays in mulch/red raven rock areas.

- Trim shrubs, to include decorative pine trees, in spring and fall. Use care to trim in a professional manner considering species and the size of the shrub. (Flowering shrubs trimmed once the flowers have dried up.)
- Maintain symmetry of shrub appearance.
- Remove all clippings and trimmings on the day of service. Clippings must be disposed of by the Contractor and taken off site.
- Decorative grasses must be cut by November 1st.

D. Pest Control

The Contractor will inspect lawn areas during each cutting for indications of pest problems and advise the GVE Board President of such problems. Upon confirmation of a specific problem requiring treatment, pesticides will be applied as a spot treatment whenever possible. The cost of the spot treatment will be agreed upon by the GVE Board President and the Contractor before the treatment is applied.

- Cost of full treatment of lawns is listed in the base bid.
- Application of any treatment must be approved by the GVE Board President prior to performing the treatment.
- The Contractor must give the GVE Board President a minimum of 72 hours' notice prior to performing a pest control treatment.

E. Spring and Fall Clean Up

The Contractor will be responsible for performing a spring cleanup prior to the first mowing and a fall cleanup after the final mowing. Each cleanup may take place over two consecutive days.

- Remove all litter from the entire area.
- Remove all broken/hanging branches from trees and shrubs.
- Cut down and remove all weeds and expired vegetation in the entire area.
- For the fall cleanup, decorative grasses must be cut back by November 1st.
- Remove all leaves, branches, or other vegetation from all lawns, common area beds, and beds in the front of the residential units.

F. Pre-emergence Crabgrass Application

A one-time pre-emergence crabgrass application shall be applied, when appropriate, and the Contractor must give the GVE Board President a minimum 72 hour notice.

G. Fertilization

- Fertilize the lawn areas three times a year, using mix and coverage compatible with the lawn needs.
- Fertilizer will be swept off the sidewalks and driveways onto the lawns.
- The specific dates and times of the applications will be at the discretion of the Contractor.
- The Contractor must give the GVE Board President a minimum of 72 hours' notice prior to performing the work.
- Contractor will advise the GVE Board President of any post-fertilization needs such as watering, etc.

H. Weed Control

- Weed control applications are to be applied only after receiving prior approval from Garden View Estates HOA.
- Such applications are to be done in a timely and professional manner.
- The GVE Board President is to be notified 72 hours in advance of such application so that residents can be notified of any watering recommendations.
- Two liquid weed control applications will be considered for the season, one during the active spring dandelion season and another in mid-summer.
- Care is to be exercised by the Contractor to avoid spraying decorative trees, shrubs, plants, and flowers. Any damage to such shall be the Contractor's responsibility.
- Areas included are all grass cutting areas.
- Contractor may sub-contract the work with prior GVE approval.

UPDATED: OCTOBER 2024