



## LANDSCAPE MAINTENANCE AGREEMENT

### I. SPRING CLEAN - UP

- A. Spring clean - ups will occur March 15th through April 15th or as weather permits.
  - 1.) Horticulturally correct pruning and shaping of all plant material.
  - 2.) Initial granular fertilization of turf areas with a spring fertilizer and crabgrass preventative.
  - 3.) Application of granular pre-emergent herbicide in all planting beds and tree circles, where needed.
  - 4.) Establishment or re-defining of all planting beds and tree circles by hand edging.
  - 5.) Removal of all winter debris and weeds from planting beds and turf areas.

### II. LANDSCAPE MAINTENANCE

- A. We will professionally perform the following services beginning April 15th through November 15th.
  - 1.) Weekly general site clean - up.
  - 2.)
    - a. Mowing of primary turf areas weekly, or as needed.
    - b. Mowing of secondary turf areas
    - c. Grass clippings will be recycled to turf areas and removed only if unsightly.
  - 3.) Hand or power trimming of all long grass around buildings, obstructions and along curbs as needed.
  - 4.) Power edging of all sidewalks will occur one time per month, April through October.
  - 5.) Turf fertilization and weed control will be performed as follows: (3 Timely Applications)
    - a. Pre-Emergent for Crabgrass Control (April)
    - b. Broadleaf Weed Control (May-June)
    - c. General Fertilization (September)
  - 6.) All planting beds and tree circles will be hand edged, June through August.
  - 7.) All unmulched planting beds and tree circles will be sprayed, June through August.
  - 8.) All plant material will be pruned using correct horticultural practices. Since these practices vary with species and cultivar, all plants will be pruned when appropriate to encourage prolonged health and vigor.
- B. The following services will be performed during the month of November.
  - 1.) Mowing of turf areas will occur a maximum of 2 times or as needed.
  - 2.) A fall clean - up of all leaves and fall debris will conclude our current year's maintenance agreement, which occurs November 15.

**\*\*\*OPTIONAL SERVICES AVAILABLE\*\*\***

- 1.) Landscape construction
  - a. Tree, shrub, and ground cover planting
  - b. Annual flower accents
  - c. Fall bulb planting
  - d. Mulch
  - e. Turf renovation/sod repair
- 2.) Root feeding of plant material with a balanced slow - release fertilizer.
- 3.) Deep Root watering of plant materials.
- 4.) De-thatching
- 5.) Core aeration
- 6.) Roto - Tilling

**III. GENERAL INFORMATION**

- 1.) At the completion of each weekly visit, all walks and driveways will be swept/blown and all the day's accumulated landscape debris removed.
- 2.) Turf to be maintained at 2-1/2" - 3-1/2" depending upon season or on-site conditions, unless otherwise requested.
- 3.) Turf to be mowed in a professional manner at 45 degree angles to the building wherever possible, the pattern will alternate with each mowing. This technique draws your eye to the building making it the focal point of the landscape.
- 4.) All equipment used will be state of the art, mower blades will be sharpened before each visit to ensure a clean cut and reduce damage to the turf.
- 5.) All work to be performed as described in a professional manner. We release ourselves of any obligation due to circumstances beyond our control, i.e., strike, fire, catastrophic weather, accident, or theft.
- 6.) We carry liability insurance and other necessary coverage, proof of which is available upon request.
- 7.) All employees carry workers' compensation insurance.
- 8.) You may sign up for a multi year contract (up to 3 years) which will lock you in for only a 2% increase each year. Check the appropriate box in the upper left hand corner of the contract.
- 9.) Lawn maintenance agreement is compiled over a 30 week period and then divided into 8 equal payments beginning April 15 and ending on November 15.
- 10.) A fuel surcharge will be added if fuel prices continue to increase.

#### IV. SNOW PLOWING/SALTING SERVICES

- 1.) Snow plowing and Salting will occur November 15th thru April 15th.
- 2.) Contractor will use necessary equipment to clear snow from roadways and driveways. *← no salt*
- 3.) All areas will be plowed and walks cleared after 2 inches, when snow has completed, as measured by Green Acres personnel on site or the local city report.
- 4.) Salting of roadways and walkways will occur after plowing and shoveling has completed. (Rock salt on roadways and ~~Potassium Chloride on~~ *walkways*). *u. salt walkways*
- 5.) All driveways and walkways will be cleared by the first workday rush hour following the commencement of snowfall, no later t than 7:00 am or 5:00pm, when applicable.
- 6.) Green Acres will repair all sod and snow plow damages by April 30th of that snow plow season.
- 7.) Payment will be expected 15 days after invoicing on the per snow fall agreement.
- 8.) Payment for the guaranteed season price is due by the 15th of each month and is as follows:
  - 10% November
  - 20% December
  - 20% January
  - 20% February
  - 20% March
  - 10% April



- ☐ 1 year contract  
☐ 2 year contract  
☐ 3 year contract



## GREEN ACRES

Commercial & Residential

P.O. Box 278 • Burlington, Illinois 60109  
 (847) 683-7440 • Fax (847) 683-0081

## Contract

For 2025-26 <sup>Snow</sup> Season  
 For \_\_\_\_\_ Season  
 For \_\_\_\_\_ Season

Submitted to: Townhomes of Townsend Woods Date: 10/30/25

Location: Rose + Alexandria Dr.

Sycamore, IL 60178

Phone: \_\_\_\_\_

ATTN: \_\_\_\_\_

Contract Starts  
11/15/25

The owner or its agent agrees to pay "GREEN ACRES" the amount specified below for the services outlined in the attached Landscape Maintenance Agreement.

### Spring Clean-up

### Landscape Maintenance

### Snow Plowing

Material: \_\_\_\_\_ Tax: \_\_\_\_\_ Per Month: \_\_\_\_\_

Labor: \_\_\_\_\_ Total (8months): \_\_\_\_\_

Total: \_\_\_\_\_ Total: \_\_\_\_\_

Total Amount Cost \_\_\_\_\_

2 - 4" \_\_\_\_\_  
 4 - 6" \_\_\_\_\_  
 6 - 8" \_\_\_\_\_  
 8 - 12" \_\_\_\_\_  
 Shoveling \_\_\_\_\_  
 Salting Walks \_\_\_\_\_  
 Salting Drives \_\_\_\_\_

11/15 to 4/15 28,000  
 Guaranteed Season Pricing

Billing will be on the first of each month. Payment is due within 15 days of each billing date. All late payments subject to a 2% per month interest charge after due date. Owner agrees to pay any expenses incurred by Green Acres in collecting amounts due, court costs, attorney fees and accrued interest.

**Acceptance of Proposal** - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

### BILLING ADDRESS IF OTHER THAN LOCATION ABOVE:

DATE OF ACCEPTANCE: 11/13/25

SIGNATURE: [Signature]

SIGNATURE: \_\_\_\_\_

Townhomes of Townsend Woods  
 Name \_\_\_\_\_ Phone \_\_\_\_\_  
1113 Alexandria Dr.  
 Address \_\_\_\_\_  
Sycamore IL 60178  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

\*We reserve the right to withdraw this proposal if not accepted by: 11/15/25

Thank you for this opportunity to work with you!

Dan Krueger  
 Owner [Signature]