



Post Office Box 2189
Surf City, North Carolina 28445
(910) 385-5116
SandersonLawn@gmail.com

Contract: Maintenance Service

Customer: Queens Grant Recreation Association

Mailing: Tidefirst Management Company PO Box 879 Wallace, NC 28466

Service: 924 N. Anderson Blvd. Topsail Beach, NC 28445

Telephone: 910 – 208 - 8212 **Email:** james@tidefirst.com

All Inclusive Contract

Contract Period: Year Round: January 1, 2020 through December 31, 2020

Annual Total Charge: **\$ 22,077.00**

Monthly Charge: **\$ 1,839.75**

This contract includes the following:

1. All landscaping around the sewer plant, tank fields, and drain fields including turf areas immediately adjacent to the landscape beds.
2. Turf areas adjacent to Rec portion of the marina
3. All landscaping and turf areas adjacent to the clubhouse and inside pool area.
4. Turf areas adjacent to playground area and along North Anderson Blvd
5. Empty WWTP Auxillary Drip Field

Visits will be made to the property every week April – October and every other week for the remainder of the year.

Mowing: All turf areas will be mowed every week May through September and as needed October through April for a total of at least 32 mowing visits per year.

Trimming: All areas inaccessible with a mower will be trimmed at each mowing visit to maintain uniformity. All edges will be defined and maintained using a string trimmer or stick trimmer.

Blowing: All grass clippings and mowing related debris will be blown from the parking areas, pool deck, and sidewalks at each mowing visit.

Pruning/Hedge Trimming: All plantings will be pruned and/or trimmed to maintain size, uniformity, and health. All debris will be disposed of off site.

Weeding: All bed areas will be monitored for weeds at each visit. Weeds exceeding 6" will be removed manually; all others will be treated chemically. Weeds in the "Turfstone" parking areas will be treated chemically. Weeds in the Surface Drip Field will be removed per the permit guidelines.



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- Mulch:** Pinestraw and/or Hardwood Mulch will be applied to the appropriate beds in the spring. The cost for one pinestraw and/or mulch application (and materials) per year is included in the contract. Additional requested applications will be considered Extra Service.
- Chemical Application:** All turf and bed areas will be monitored to ensure an insect and disease controlled environment. A preventative treatment of insecticide will be applied in May to eliminate any developing mole crickets. Fire ants will also be controlled by this application. Diseases will be diagnosed and treated as needed. Weeds will be treated in March with an early spring preventative, a mid summer post emergent application and another preventative during the month of October. The cost for all chemicals is included in contract.
- Fertilization:** All bedding plants will be fertilized in the spring using a slow release fertilizer. Turf areas will be fertilized as needed according to your specific turf type. The cost for fertilizer is included in contract.
- Irrigation:** Irrigation systems will be monitored to ensure proper function. Clock and sprinkler adjustments are included in contract. All repairs (i.e. clock failure, broken water lines, broken heads, damaged drip lines) or installation of new irrigation lines will be considered Extra Service (see below).
- Seasonal Color:** Lantana or similar perennials will be maintained as summer color in flower beds with any winter dead being replaced each spring. Pansies or other winter annuals will be planted in the fall. The cost for flowers is not included in contract and will be considered Extra Service.
- Extra Services:** Any services requested and performed that are **not listed** above will be considered Extra Services and will be billed at a cost of \$40.00 per man-hour for the total job. Any materials used will be billed at cost plus 20%. **No Extra Services will be performed without prior approval from the property manager.**

The costs for included items are based on the following: (for reference)

Schedule of Fees:

Pinestraw	\$9.00 per bale
Mulch	\$60.00 per cubic yard
Weed & Feed	\$3.00 per lb.
Fertilizer	\$2.00 per lb.
Herbicide	\$5.00 per gallon, \$5.00 minimum
Insecticide/Fungicide	\$5.00 per gallon, \$5.00 minimum
Fipronil (for Mole Crickets)	\$8.00 per lb.
Granular Insecticide	\$3.00 per lb.
Granular Pre-emergent	\$3.00 per lb.
Plants and Flowers	Materials cost plus 20%, installation billed as Extra Service
Irrigation Supplies	Materials cost plus 20%, repairs billed as Extra Service



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This contract is between Queens Grant HOA – Recreation Association and Sanderson Lawn Management LLC or assigns. Invoices for all services rendered will be billed the first of each month for that month. All work above and beyond the contract specifications will be billed upon completion. All invoices are due upon receipt. 5% of the total invoiced amount (minimum of \$5.00) will be applied to all unpaid invoices beyond 30 days.

Sanderson Lawn Management LLC will strive to provide the highest quality of maintenance to your property; however, we are at the mercy of Mother Nature. Please be patient with us during periods of inclement weather and rest assured that no job will go undone. Please feel free to call with any questions and/or concerns you may have. Thank you for your business.

Signature:

KIM QUINN, PRESIDENT QUEENS GRANT REC ASSOC, INC

Date:

1-8-20