



# PERRICONE BROS. LANDSCAPING

31600 FISHER ROAD • VOLO, IL 60051  
815-344-8377 • FAX 815-344-8658

## YARD LOCATIONS:

- VOLO
- WOODSTOCK
- NORTHBROOK

**DATE:** June 19, 2013

**PROPOSAL SUBMITTED TO:**

THE DANA POINT CONDOMINIUM  
C/O LIBERMANN MANAGEMENT SERVICES  
1519 E. CENTRAL ROAD  
ARLINGTON HEIGHTS, IL 60005

**WORK TO BE PERFORMED:**

The Dana Point Condominium Association  
Arlington Heights, IL

ATTN: Lisette Ray    Office: (847) 228-5176    Fax: (847) 228-5190    E-mail: [LRay@LMSnet.com](mailto:LRay@LMSnet.com)

Lawn maintenance proposal for the **2014, 2015 and 2016** season beginning April 1st with Spring Clean-up and ending the end of November with Fall Clean-up.

**GROUND MAINTENANCE, LAWN AND LANDSCAPE CARE, PROPOSAL, TERMS AND CONTRACT**

**SERVICE CONDITION:**

- A. Contractor agrees to perform in a professional manner the service of lawn maintenance and care to create a beautiful landscape environment which all will enjoy.
- B. All personnel shall be trained and uniformed, and supervised by an experienced superintendent.
- C. All equipment will be removed at the completion of the work day.
- D. Chemicals will be applied by personnel licensed by the State of Illinois. Materials used will be applied in accordance with the manufacturer's directions. Environmental impact to turf and bodies of water will have first consideration.
- E. Contractor uses premium grade slow release fertilizer with Team for pre-emergent weed killer in spring to prevent crabgrass seeds from germinating. Spread at a rate of 1.5 pound per thousand square feet per application.
- F. Contractor uses premium grade slow release fertilizer applied through a broadcast spreader at a rate of 1 lb. per 1,000 square feet per application, or per specifications.
- G. Contractor guarantees each application of fertilizer, pre-emergent or broadleaf weed control will be applied at the correct rate. Frequency and timing shall be controlled by the weather and grounds conditions.
- H. Services required outside of this proposal or contract will be written as an addendum and quoted as such. Proceeding to do additional work will only be done upon receipt of written or verbal authorization.
- I. Monthly service does not include any work for turf diseases, which can occur during the period of the contract. All turf diseases will be on a time and material basis.
- J. Papers and other debris will be picked up prior to mowing.
- K. Mowers will be kept sharp and in good condition at all times during mowing. Direction of mowing will be altered to minimize compaction of turf, encourage the grass to grow erect, and result in a thicker and healthier lawn. Excessive clippings will be removed.
- L. Option of a 12 month contract is available. This service would bring Perricone Bros. to your site during the winter months picking up debris.
- M. Contractor will remove debris on the site at the end of the day.

**LAWN CARE SERVICE:**

**THE SERVICES FOR APRIL SPRING CLEAN-UP INCLUDE THE FOLLOWING:**

Rake and remove leaf debris from all turf areas and planting beds. Hand edging to outline tree rings, planting beds and cultivating. Power edging of sidewalks. Corrective pruning of trees, shrubs and groundcover to remove dead, damaged or overgrown branches to promote vigorous plant growth and eliminate pedestrian hazards. (Not including trees 12" in diameter or 25' high). Apply fertilizer with pre-emergence crabgrass control. Mowing of turf one or more times if needed.

**WEEKLY LAWN MAINTENANCE FOR MAY, JUNE, JULY, AUGUST, SEPTEMBER & OCTOBER INCLUDE THE FOLLOWING:**

- Pick up paper, trash and other scattered debris on turf areas prior to mowing.
- Mow turf once every seven days or as often as needed to maintain a neat, even appearance.
- Clip grass in area adjacent to buildings, trees and shrubs monthly or as necessary to maintain appearance.
- Turf shall be cut at a height of 2" to 3" as conditions dictate. Mowing shall be done frequently enough so that no more than one-third of the grass blade is removed per cutting. Mowing equipment and patterns shall be employed to permit recycling of clippings where possible and present a neat appearance. Excess clippings shall be removed.
- Edge sidewalks, drives and curbs regularly during season (minimum once a month).

**THE SERVICE FOR NOVEMBER FALL CLEAN-UP WILL INCLUDE THE FOLLOWING:**

- Mowing of turf as needed to present a neat appearance including aiding in leaf removal, a maximum of two (2) times.
- Leaf and debris removal from planting bed areas, one (1) time; to occur after the majority of leaves have fallen.
- Pruning of all perennials and removal of annual flower debris after a killing frost has occurred.

**ORNAMENTAL TREE, SHRUB AND GROUND COVER MAINTENANCE INCLUDING TRIMMING: (Excludes Shade Trees over 25' or 12" diameter)**

- Prune all ornamental trees and shrubs as necessary to remove dead or broken branches. Shearing will be done two to three times a year beginning June 1st and will continue as long as necessary to maintain appearance. Only properly accepted horticulture methods will be used. Shearing will be performed in a manner to enhance plant vigor by shaping new shoot growth on a regular basis. Shearing is not used to maintain a given plant size. Restricting or suppressing plant growth/size is injurious to its health, can cause subsequent decline, and will not be done.

**BED MAINTENANCE:**

- Turf adjacent to beds shall be edged as necessary to prevent encroachment to turf and present a neat appearance.
- A cultivated and edged ring shall be maintained once a month (if present at commencement of seasonal maintenance) at the base of all trees where applicable.
- Remove weeds from groundcover beds area once a month.
- Pre-emergent weed control will be applied to beds area to minimize and retard unsightly common weed growth. Application shall be made in spring and as often as necessary during height of excessive common weed growth.

**FERTILIZER AND WEED CONTROL:**

- Fertilization with balanced lawn food (3 applications per year).
- Application of pre-emergent weed control to prevent crabgrass.
- Application of broadleaf weed killer (2 applications per year - Spring & Fall). Including spot treatment to turf throughout season if needed.
- Soil surface fertilizing of all shrubs, evergreens and ground covers using a premium grade, slow release fertilizer (1 application applied in the Spring).

LIBERMANN MANAGEMENT SERVICES  
PROPERTY MANAGER: Lisette Ray

PROPERTY: The Dana Point Condominium  
Arlington Heights, IL

**SPECIAL MAINTENANCE PROBLEMS:**

- Regular inspection of turf, trees and shrubs for unusual development of disease, insects or physiological problems. Recommend to owner appropriate measures to correct or control problems. (We will not be responsible for excessive weed growth in turf areas weakened by turf diseases; unless that turf disease is adequately treated.)
- Notify owner of appropriate action to take correct. Existing landscape/maintenance problems that are outside the dimensions of this contract (i.e. replacement of plants, drainage problems, traffic wear problems, turf diseases etc.)
- Chemical edging will be employed in the following areas: Posts, fences, walls and other permanently fixed objects. Also planted beds which are mulched and level with lawn areas will be edged in this manner to impede encroachment of grass into mulch.

**OPTIONS:**

- Core aerating of turf (Extra charge per request)
- Grub Control treatment (Extra charge per request)
- De-thatching of turf (Extra charge per request).
- Any additional labor for work not included in this proposal will be \$35.00 per hour for labor and \$45.00 per hr. for superintendent.
- Spraying of ornamental trees for diseases will be done at an additional charge per request.
- Deep root feeding of all ornamental trees using premium grade, slow release fertilizer (Extra charge - per request).

**NOTE:**

When properly installed, irrigation systems should not interfere with maintenance functions. Therefore, we are not responsible for damage caused to any irrigation equipment, hoses, etc., resulting from our normal maintenance procedures.

**BILLING:**

- Total seasonal cost for 2014, 2015 & 2016 - **\$ 106,000.00**
- 8 months billing April through November, each monthly billing 2014, 2015 & 2016 - **\$ 13,250.00**
- Billing net 30 days from date of invoice.

PERRICONE BROS. LANDSCAPING CANCELLATION POLICY WILL APPLY TO BOTH PARTIES. A THIRTY (30) DAY CANCELLATION POLICY WILL APPLY TO BOTH PARTIES WITH DOCUMENTED JUSTIFICATION OF BREACH OF CONTRACT ON THE PART OF EITHER PARTY. SUCH CANCELLATION WILL BE DELIVERED BY CERTIFIED MAIL.

Payment Terms: Net 30 days from date of invoice.  
\*\*\*\* ACCEPTANCE OF PROPOSAL \*\*\*\*



PERRICONE BROS. LANDSCAPING, INC.

CUSTOMER