

CNC Lawn Care Inc.
PO Box 1634
Frankfort, IL 60423



Phone: (708) 478-5775

www.cnclawncaireinc.com

Settler's Croft HOA
Attn: Irene Howland
20673 Settler's Ln
Frankfort, IL 60423

Date: September 28, 2021

2022 Lawn Maintenance (April 15, 2022 November 30, 2022)

Landscape Maintenance Scope of Services

\$ 2500

I. General Services

Maintenance and care of the exterior landscaped areas, excluding lights, signs, and fences. Clean up (polishing) of landscape grounds to remove miscellaneous debris, branches, etc., will be done weekly during the period of the maintenance contract.

II. Specific Services- Lawn

A. Spring Clean-up

Spring clean up is to be completed as soon as weather and ground conditions permit and no later than 45 days from the start of the contract. Spring clean up to include the following:

1. Hand rake sodded turf areas of development as needed.
2. Hand rake, blow or remove (as appropriate) leaves and debris from rock and shrub beds.
3. Remove all debris and leaves from development. Do not use wild areas or surrounding land for disposal site.
4. Sweeping/blowing of drives, walks, walkways and steps of landscape debris.

B. Mowing

1. All mowing shall be done in a neat and orderly manner. Equipment shall be moved onto and off the area in such a manner that will minimize tracks or marks that will detract from the finished turf.
2. All turf areas will be mowed evenly, as needed, to maintain a height of three (3) to three and a half (3.5) inches.
3. Mowers shall be kept sharp and in good adjustment at all times during mowing. The grass must be cut evenly so that no ridges remain in the finished cut.
4. All mowing equipment shall be operated in a manner that will prevent damage to trees, shrubs, and other property from collision. Any damage will be paid for by CNC Lawn Care, Inc.
5. All turf areas adjoining hard surfaces, obstructions, and cultivated areas shall be kept neat by edging and/or trimming.
6. All grass clippings and debris, whether from mowing or edging, shall be removed from the sidewalks, streets, and entrances at the time of each cutting.
7. Mowers will have baskets when turf is cut including around ponds.

B. Pruning and Edging- Trees and Lawn Evergreens

1. All trees and lawn evergreens shall be trimmed twice at the proper time of the year for the specific species and variety of each plant to achieve the following:
 - a. Retain the individual plant's existing plant form symmetry and conformation and prune to eliminate branches, which are rubbing against structures, i.e., buildings, A/C unit etc.
 - b. Assist the plants in maintaining and improving their natural size, shape, scale, and conformation in the total landscaped picture of which they are part.
2. Small red flags from CNC Lawn Care, Inc. are available for individual homeowner's beds for exclusion of all CNC Lawn Care bed care service.
3. Edging at the base of all lawn trees where applicable will be performed three (3) times.

IV. Specific Services Pruning

1. All trees shall be pruned to eliminate dead, diseased, or damaged wood and to remove "suckers."

V. Cleaning

Walks, patios, walkways, and driveways shall be kept clean and free of landscape maintenance related debris each day maintenance work is performed.

VI. Termination of Contract

The Customer may terminate this contract at any time for any reason by giving at least thirty (30) days notice in writing to CNC Lawn Care. If the contract is terminated by the Customer as provided herein, CNC Lawn Care will be paid a fair payment as negotiated with the Customer for the work completed as of the date of termination.

VII. Acknowledgement

I have read these pages and fully understand the information completely. By signing contract agreement I agree to all terms and conditions.

C. Fertilizing & Weed Control

All lawn areas shall be fertilized five (5) times during the total season at a minimum of 2 lbs of actual nitrogen (see below) per 1,000 square feet and all lawn areas shall receive two (2) applications of broadleaf weed control. All applications of chemicals shall be at the manufacturer's recommended rate and applications to be applied by an Illinois Licensed Applicator and flagged per state regulation as follows:

<u>April</u>	- Premium grade fertilizer.
<u>May/June</u>	- Premium grade fertilizer.
<u>July/August</u>	- Premium grade fertilizer.
<u>September</u>	- Premium grade fertilizer.
<u>November</u>	- Premium grade winterizer fertilizer

March 23rd - Fertilizer
Crabgrass

NOTE 1: Supporting the Lawn Care Products Application and Notice Act, CNC Lawn Care will apply a premium grade fertilizer that does not contain phosphorus.

NOTE 2: Timing, frequency, and rate of application will be adjusted to meet the standards of the property.

D. Sidewalks Edging

Complete edging of grass adjacent to all sidewalks shall be performed during the weekly cut throughout the season.

E. Fall Clean Up

1. To be completed by end of contract.
2. Raking of leaves and debris as required around buildings.
3. Sweeping/blowing of sidewalks and guest parking areas of landscape maintenance related debris.
4. Removal of debris and leaves from landscape grounds.
5. When necessary, large accumulations of leaves shall be removed prior to each mowing.

III. Specific Services – Planting Beds

A. Bed Care



1. Pre-emergent and/or weed control in the planting beds shall be accomplished one (1) time each season. The herbicide will be applied at the manufacturer's recommended rate.



2. Turf adjacent to beds will be edged two (2) times.
3. Spot weeding of plant beds shall be done by hand pulling or cultivation four (4) times.

April	- Cultivate, weed inhibitor and edge beds.
June	- Cultivate/ Weed beds.
July/ August	- Cultivate/ Weed beds
September	- Cultivate beds, edge beds

4. Ground cover & Perennials will be maintained as follows:
 - a. They will be cleaned of debris as part of spring clean up. Ornamental grasses will be cut to crown level.
 - b. Groundcover will be trimmed two (2) times per season.
 - c. All shrubs and evergreen beds will be pruned two (2) times to remove dead or damaged
5. Small red flags from CNC Lawn Care, Inc. are available for individual homeowner's beds to indicate exclusion to all CNC Lawn Care, Inc. bed care service.

CNC Lawn Care Inc.
PO Box 1634
Frankfort, IL 60423



Phone: (708) 478-5775

www.cnclawncareinc.com

Settler's Croft HOA
Attn: Irene Howland
20673 Settler's Ln
Frankfort, IL 60423

Date: September 28, 2021

2022 Lawn Maintenance (April 15, 2022 November 30, 2022)

You will be billed on a per month basis of \$2,500 per month for Eight (8) months.

Services Below Will Be Performed -

Weekly Cut	Includes edging of sidewalks and drives, trimming around shrubs, fences, etc.
Fertilizer/Weed Control	5 Applications per year.
Spring Clean Up	Late March or early April. Will clean up all winter debris and leaves.
Fall Clean Up	Mid-December. Will clean up debris and leaves.
Spring Trimming Shrubs/Trees	June. Additional trimming/touching up will be done depending on growth.
Fall Trimming Shrubs/Trees	September. Additional trimming/touching up will be done depending on growth.
Maintenance of Landscape Beds As needed	

Terms are due 15 days from date of invoice. Any account that is 30 days old will be charged a late fee of 1% per month and service will be discontinued until the account is paid in full. Service will resume when payment is made in full. If legal action is needed to collect payment that is due CNC Lawn Care, all responsible legal fees will become the contract holder's responsibility.

ACCEPTANCE OF PROPOSAL

The above prices and conditions are satisfactory and are hereby accepted. CNC Lawn Care, Inc. is hereby authorized to do the work as specified. Payments will be made as outlined above. Please sign and return as soon as possible.

Chad C. Utte

Chad Utte, CNC Lawn Care, Inc.

Please check here if you have a sprinkler system ☐

[Signature]
Customer's Signature (Required)

Customer's Phone Number (Required)

Customer's E-Mail (Required)