



Prepared by: Brent St. George

Prepared for: MGM Attn: Kassie

Property: Klamath Falls

Address: 12846 Carkhill St. Caldwell, ID 83607

Email: cbh_hoa@mgm.replpro.homes

Phone: 208-846-9189

Lawn Mowing

Weekly mowing service includes Lawns mowed and maintained between 2.5 and 4 inches depending on the growing season. Trimming around all obstacles in the lawn area. Vertical straight edge along all tree wells, flower beds (where rock is not used as ground cover) and sidewalks to sustain a well-maintained appearance. Lawn clippings will be either bagged and hauled off premises or mulched when appropriate. All sidewalks, patios and walkways will be blown off from lawn clippings and debris as a result of mowing.

Lawn Fertilization

Apply 4 rounds of professional grade fertilizer to the lawn to promote a healthy lawn. These will be applied between 8-to-12-week intervals.

*** Nuisance grasses, weeds, diseases, and insects (1 grub control is typically contracted) are excluded and treated at an additional charge unless specified on services on page 3. ***

Lawn Weed Control

Granular or liquid treatment of broad leaf lawn herbicide. This will be applied in June or July and again in August or September depending on the season.

*** Please note certain lawn weeds like goose grass, nutsedge grass, crabgrass, clover, thistle and more will not react to broad leaf herbicides. These require a separate application if they appear and will be treated if desired at an additional cost. ***

PRE-EMERGENT Bed Weed Control

One or two applications (See service schedule below) will be done in February/March and again Sept/Oct. An application of granular or liquid pre-emergent will be applied to all flower and bush beds to reduce the weeds that can germinate each year.

POST- EMERGENT Bed Weed Control

Six post-emergent bed weed control applied one time a month for the months of: April, May, June, July, August and September. We will spray (Roundup) all visible weeds in plant beds, tree wells and sidewalks. Additional weed spray can be requested at \$75.00 per man hour plus \$8.00 a gallon.

Routine Bush Pruning

Shape shrubs, bushes and plants with hedge trimmers. The first prune will be completed early spring, (Mar) and second prune will be completed early fall (Oct.). Decorative grasses and perennials will be cut with spring pruning. If a mid-summer prune is requested, it will be billed at an additional cost.

Tree Pruning

Tree pruning will be to remove low branches at the request of the property manager or if recommended by Lawn Logic. Tree pruning will be billed at an additional expense if not included in the contract. The contracted tree pruning is once a year during the spring.

Spring Clean Up

Removal of residual leaves, debris, and fallen branches. We mow, edge, and clean the lawn, including plant beds in preparation for Spring season.

Fall Clean Up

Removal of leaves and debris from property in preparation for Winter. In some of our maintenance contracts, this service may be performed one or two times. Please refer to the contract for your property's number of cleanups. Depending on weather conditions and how early leaves fall. This could be completed between October and December. For each additional requested leaf clean-up, it will be billed at the general labor rate of \$75.00 per man hour plus dump fees.

Sprinkler Activation

Controller/Timer and Water turn Ons. Controllers will be adjusted for each zone. Each head will be checked for flow, coverage, and functionality. This includes getting the entire system started for the season. Any broken heads, resetting heads or any system repairs needed will be an additional charge at \$105.00 per hour plus parts.

Sprinkler Winterization

Turn off the main water supply and controller. Blow out the entire system with at least 100cfm power blower. Open drain lines if present to remove the remaining water at shut off valves.

Routine Sprinkler Monitoring and Adjustments

Each month during the months of May, June, July, August and September we will make a visit on site to adjust sprinkler controller and check for proper coverage and functionality. This will be billed at the \$105.00 sprinkler rate and materials will be at an additional cost.

Service Calls

In the event we are called out to fix or repair or advise on a project or problem we charge a basic service charge fee. Normal business hours the rate is \$120.00. After hours/weekend or holiday fee is \$150.00. The fee covers 1 hour of the technician's time. This hour includes driving to and from the work site. Additional time needed will be billed at our standard sprinkler rate unless not during normal business hours. Parts and materials are billed additionally.

Non-Specified Services

All services needed in addition to the items listed above will be billed on a time plus materials basis. The labor rates are listed below. All materials will be marked up according to industry standards.

Description for time and materials work	Per Man Hourly Rate
After hours sprinkler labor	\$120.00 per man hour
Sprinkler repair/adjustments/maintenance	\$105.00 per man hour
Additional Bed Weed Treatment	\$75.00/ hr. plus \$8.00/ gal
Non-Common Turf Weed and Grass Treatment	\$75.00/ hr. plus \$12.00/ gal
Aphid Treatments	\$75.00/ hr. plus \$15.00/ gal
General Labor	\$75.00

Service	Quantity	Cost	Service Total
Mowing Service	30	\$685.00	\$20,550.00
Spring Cleanup	1	\$1,150.00	\$1,150.00
Spring Pruning	1	\$1,250.00	\$1,250.00
Fall Pruning	1	\$1,400.00	\$1,400.00
Fall Cleanup (Nov/Dec)	1	\$1,800.00	\$1,800.00
Tree Limbing	1	\$1,200.00	\$1,200.00
Lawn Treatments	4	\$965.00	\$3,860.00
Lawn Weed Granular Treatment	2	\$495.00	\$990.00
Lawn Grub Control	1	\$505.00	\$505.00
Bed Pre-Emergent Weed Control	1	\$2,150.00	\$2,150.00
Bed Post-Emergent Weed Control	6	\$250.00	\$1,500.00
Sprinkler Activation	1	\$615.00	\$615.00
Sprinkler Winterization	1	\$635.00	\$635.00
Sprinkler System Checks	5	\$310.00	\$1,550.00
Aeration	1	\$1,370.00	\$1,370.00
Weekly Trash Can Emptying	30	\$35.00	\$1,050.00
Primary Services Grand Total			\$41,575.00

	Amount
12 Monthly Payments Primary Services (Jan-Dec 2025)	\$3,464.58

CONTRACT TERM AND TERMINATION

Both parties agree this is an annual contract payable for 9 or 12 months. This contract may only be cancelled with a 60-day notice in writing only if Lawn Logic has underperformed their responsibilities and a resolution by both parties cannot be reached. In the event the customer is not satisfied with the work performed by Lawn Logic the customer must mail their complaints to Lawn Logic PO Box 1316 Meridian, ID 83680. Lawn Logic has 30 days to respond to written complaints and resolve the issue. In the event a customer fails to pay within 30 days of a bill being sent, Lawn Logic may terminate services immediately for non-payment. No written notice is required for non-payment cancellation.

ACCEPTED BY Whitney Burnett

DATE _____

LAWN LOGIC Brent St. George

DATE _____

P.O. Box 1316 Meridian, ID 83680 Phone 208-800-7920

www.lawnlogic208.com