



Grounds Maintenance Proposal August 8, 2024

Westbriar Plaza @ Dunn Loring
Burke Community Management Group
10494 Business Center Court
Manassas, Virginia 20108
Ph: 703-361-9014

Location: Condominium Association – 2664 Manhattan Place Merrifield, VA.
All accessible landscape areas are included in this proposal.

I. BASIC LAWN CARE PROGRAM

- A. Spring Application: March/April**
 - 1. Fertilize with 13-03-07, 30% Sulfur Coated urea at 3 pounds per 1000 square feet.
 - 2. Apply a pre-emergent crabgrass control at 2 pounds per 1000 square feet.
- B. Early Summer Application: May/June**
 - 1. Over spray turf areas for control of broadleaf weeds using Trimec at 1 to 1.5 ounces per 1000 square feet.
- C. Fall Application: September/October**
 - 1. Fertilize with 18-24-12, at 5 pounds per 1000 square feet.
 - 2. Spot spray turf areas to control broadleaf weeds using Trimec at 1-1.5 ounces per 1000 square feet.
- D. Winter Application: November/December**
 - 1. Fertilize with 46-0-0, at 4 pounds per 1000 square feet.

Note: This program contains no fungicide or insecticide applications. If a problem arises during the year the client will be notified and an estimate can be supplied at that time to help control the problem at an additional expense. The specifications call for control of Japanese beetles, ticks and mosquitoes. These insects are difficult and costly to control so these pests are excluded in our proposal. We can consult with the board and suggest effective ways to reduce these pests under a separate proposal.

II. BASIC TREE AND SHRUB PROGRAM

- A. Early Summer Application: May/June**
 - 1. Apply insecticide spray for infestations of bagworm, adelgid and aphid.

2. Foliar feeding of flowering shrubs using Nutri Leaf at 3 pounds per 1000 square feet.

B. Summer Application: July/August

1. Apply insecticide spray to help control lacebug, bagworm and aphid.
2. Iron additives will be used to help control chlorosis.

Note: This program is a general-purpose program for ornamental plants and trees up to 20 feet. We do not condone the use of blanket pesticides so we use these products only as necessary. This program contains no fungicide or borer control applications. Leafspot, blights and borers are difficult to control and require repeated applications. If these products are required they will be applied separately under a different contract and billed as an additional charge.

III. BASIC GROUNDS MAINTENANCE PROGRAM

A. Cutting

1. Turf areas will be cut on a 7-10 day schedule, weather permitting for all areas.
2. String-trimming and sweeping of walkways are included in the cost per mowing.

B. Edging

1. Concrete walkways and accessible curbs will be edged every other mowing visit during the growing season.
2. Walkways and curblines will be blown free of debris generated from the edging operations.

C. Spring Clean Up

1. Lawn areas will be cleared of any winter debris, which interferes with the mowing operations.

D. Fall Clean Up

1. Leaves shall be removed from the grounds 2 times during the months of November and December.

E. Mulch

1. Beds and tree cups will be weeded and mulched with double shredded hardwood.
2. Beds and tree cups will be defined from the lawn areas.

F. Pruning/Trimming

1. Shrubs will be pruned and trimmed 3 times during the growing season.
2. All debris generated from pruning operations will be removed from the property.

G. General Weed Control

1. Walkways and curb aprons will be sprayed at least monthly with a non-selective herbicide during the growing season.
2. Mulched areas will be hand weeded or sprayed at least monthly during the growing season.
3. Unless otherwise specified this proposal does not include herbicide applications on the paved drives and parking areas.

H. Seeding

1. Lawn areas will be seeded and aerated in the fall with Improved Tall Fescue at a rate of 3 pounds per 1000 square feet.
2. Areas seeded will generally be aerated using a combination coring and slicing technique, whichever is most conducive. Steep slopes greater than 3/1 will not be aerated.

V. RESPONSIBILITY SPECIFICATIONS

A. Labor and Materials

1. We agree to furnish all labor, machinery and materials, which are necessary to perform all the described services.
2. All machines will be of such type as to cause no hazard or danger reasonably foreseeable.
3. All personnel will be properly trained and will conduct work in a professional manner with minimal disturbance to the contracting party.
4. We shall have a competent crew-leader in charge of the working crew at all times.

B. Contractor Responsibility

1. We shall, at our cost and expense, maintain during the term of this agreement, amounts of insurance, which are deemed mutually adequate by the contracting parties.
2. We shall, during the term of this agreement, comply with all pertinent federal, state, and local ordinances and regulations.
3. We shall be available for periodic inspections of the site at the request of the contracting party.

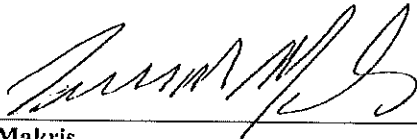
V. COST OF SERVICES AND METHOD OF PAYMENT

A. This proposal is based on a two-year agreement. We generally prefer to operate on a calendar season commencing on or near January 1, 2025 and terminating on December 31, 2026.

B. Either party with a 30-day notification period can terminate the proposal. Any work completed to be paid for according to the terms of this agreement.

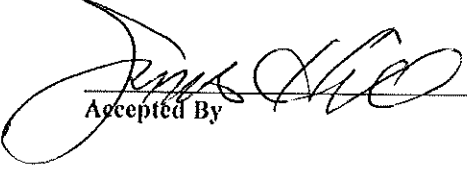
C. Payments shall be made to A. L. & L. Industries, Inc. monthly.

D. COST FOR BASIC SERVICE PER SEASON: _____ \$13,492.00



Jim Makris

/8-8-24
A. L. & L. Industries, Inc.



Accepted By



Date

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