

Landscape Operation Contract

for

VILLAS AT NORTHVILLE HILLS

Contract Starting April 2025-2027

Manager: Colleen Buha

Manager's Office Telephone: 248-879-9700

Submitted By:

Contractor Name Greenlawn Landscaping Maintenance, Co.

Contractor Address 28911 Grand River Ave. Farmington Hills, MI 48336

LANDSCAPE MAINTENANCE

SUMMARY OF SERVICES

LAWN CUTTING:

All mowers shall be set at a minimum height of 3 inches.

The Contractor will schedule the cutting to be performed on the same day of the week, which will be on _____.

EDGING OF WALKS, DRIVES:

Concrete walks and/or drives are to be edged **Weekly**. All concrete curbs are to be edged **Weekly**. (If none specified, edging shall be done Bi-weekly.) Debris and trimmings will be cleaned and removed from site the day the edging is completed.

SPRING CLEAN-UP:

Remove all debris (sticks, papers, leaves, garbage, etc.) from turf areas, tree and planting beds, parking areas, and sidewalks. Transport debris from the property. The final clean up will be completed by May 15. **NOTE:** Refer to special instructions for additional area(s) to be cleaned i.e. courtyards, patios, and deck areas.

FALL CLEAN-UP:

Rake, gather and remove all leaves and debris from the property in the fall, or as otherwise specified. The final clean up will occur no later than November 15th. **NOTE:** Removal of debris shall constitute transporting debris from the site.

BED EDGING:

Bed edging is to be done **Bi-monthly** times per season. If none is specified, beds are to be edged 2 times. Bed edging is to create a clearly defined edge with edging debris removed from beds.

WEEDING:

All common bed areas indicated in the Schedule of Services (1.2) are to be weeded and cultivated _____ times. All concrete and asphalt areas are to be treated _____ times. The cost is to include the application of weed control chemicals, if used by Contractor. The Contractor will be responsible for any damage to turf, trees, shrubs or flowers that are the result of his activity.

SHRUB TRIMMING:

Prune shrub areas indicated in the Schedule of Service (1.6), removing all clippings from the property. Plantings may be pruned or sheared in order to retain a natural appearance. **NOTE:** Evergreens will **not** be formed into tight shapes unless otherwise indicated in the Special Instructions. Leafy shrubs, for instance, will be thinned and topped as necessary. Flowering shrubs will not be trimmed until the shrub has finished blooming. Shrub trimming should not be done during excessively hot weather or during a drought. The Contractor will exercise reasonable care to insure the minimal amount of damage to flowers and other plantings. The Contractor will notify the Management Agent with the date that the trimming will commence 7 to 10 days prior to the commencement of trimming.

LANDSCAPE MAINTENANCE COST

1.1 LAWN MAINTENANCE SCHEDULE OF SERVICES

LAWN MAINTENANCE SPECIAL INSTRUCTIONS AND / OR SPECIFICATIONS: COST OF SERVICES

	2025		2026		2027	
	# of Cuts	Total Cost	# of Cuts	Total Cost	# of Cuts	Total Cost
<input checked="" type="checkbox"/> All lawn areas	28	\$71,292.00	28	\$73,431.00	28	\$75,634.00
<input type="checkbox"/> Entrances	_____	\$ _____	_____	\$ _____	_____	\$ _____
<input type="checkbox"/> Parks-Shared Area	_____	\$ _____	_____	\$ _____	_____	\$ _____
<input type="checkbox"/> Club/Pool house	_____	\$ _____	_____	\$ _____	_____	\$ _____
<input type="checkbox"/> Other building areas	_____	\$ _____	_____	\$ _____	_____	\$ _____
<input checked="" type="checkbox"/> Between streets & sidewalks	_____	\$ _____	_____	\$ _____	_____	\$ _____
<input type="checkbox"/> Other-Cutting Retention Pond	_____	\$ _____	_____	\$ _____	_____	\$ _____
<input checked="" type="checkbox"/> Edging of walks/drives	Incl	\$ _____	Incl	\$ _____	Incl	\$ _____
<input type="checkbox"/> Edging of curbs	Incl	\$ _____	Incl	\$ _____	Incl	\$ _____
<input type="checkbox"/> Courtyards	_____	\$ _____	_____	\$ _____	_____	\$ _____
<input checked="" type="checkbox"/> Spring Clean-up	1	\$2,388.00	1	\$2,459.00	1	\$2,533.00
<input checked="" type="checkbox"/> Fall Clean-up	2	\$6,843.00	2	\$7,049.00	2	\$7,206.00

NN MAINTENANCE PRICES

\$80,523.00

\$82,939.00

«Site_»
\$85,373.00

1.2 BED WEEDING SCHEDULE OF SERVICES

contractor(s) uses chemical weed controls, Contractor(s) must supply a valid copy of applicable State licenses and certifications prior to commencement of the contract.

There will be NO blanket spraying.

WEEDING SPECIAL INSTRUCTIONS AND / OR SPECIFICATIONS: Bi-monthly

COST OF SERVICES

	2025		2026		2027	
	# of Times	Total Cost	# of Times	Total Cost	# of Times	Total Cost
Hand Bed Weeding:						
All Beds	12	\$14,322.00	12	\$14,752.00	12	\$15,194.00
Mulched Tree Rings		\$		\$		\$
Entrances & Common Beds		\$		\$		\$
Courtyards		\$		\$		\$
Front of units		\$		\$		\$
Rear of units		\$		\$		\$
Side of units		\$		\$		\$
Other Areas		\$		\$		\$
Chemical Bed Weeding:						
All Beds	6	\$Incl	6	\$Incl	6	\$Incl
Mulched Tree Rings		\$		\$		\$
Entrances & Common Beds		\$		\$		\$
Courtyards		\$		\$		\$
Front of units		\$		\$		\$
Rear of units		\$		\$		\$
Side of units		\$		\$		\$
Other Areas		\$		\$		\$
TOTAL BED WEEDING PRICE\$		\$14,322.00		\$14,752.00		\$15,194.00

1.3 BED EDGING SCHEDULE OF SERVICES

BED EDGING SPECIAL INSTRUCTIONS AND / OR SPECIFICATIONS: COST OF SERVICES

	2025		2026		2027	
	# of Times	Total Cost	# of Times	Total Cost	# of Times	Total Cost
Hand Edging:						
() All Beds		\$		\$		\$
() Tree Rings		\$		\$		\$
() Entrances & Common Beds		\$		\$		\$
() Courtyards		\$		\$		\$
() Front of units		\$		\$		\$
() Rear of units		\$		\$		\$
() Side of units		\$		\$		\$
() Other Areas		\$		\$		\$
Machine Edging:						
() All Beds	1	\$8,593.00	1	\$8,851.00	1	\$9,117.00
() Mulched Tree Rings		\$		\$		\$
() Entrances & Common Beds		\$		\$		\$
() Courtyards		\$		\$		\$
() Front of units		\$		\$		\$
() Rear of units		\$		\$		\$
() Side of units		\$		\$		\$

Areas	_____	\$ _____	_____	\$ _____	_____	\$ _____
Edging:						
beds	_____	\$ _____	_____	\$ _____	_____	\$ _____
Mulched Tree Rings	_____	\$ _____	_____	\$ _____	_____	\$ _____
Entrances & Common Beds	_____	\$ _____	_____	\$ _____	_____	\$ _____
Courtyards	_____	\$ _____	_____	\$ _____	_____	\$ _____
Front of units	_____	\$ _____	_____	\$ _____	_____	\$ _____
Rear of units	_____	\$ _____	_____	\$ _____	_____	\$ _____
Side of units	_____	\$ _____	_____	\$ _____	_____	\$ _____
Other Areas	_____	\$ _____	_____	\$ _____	_____	\$ _____
BED EDGING CONTRACT PRICE		\$8,593.00		\$8,851.00		\$9,117.00

1.4 BED MULCH SCHEDULE OF SERVICES

FLOWER SPECIAL INSTRUCTIONS AND / OR SPECIFICATIONS:

COST OF SERVICES	_____	2025	_____	2026	_____	2027	_____
	# of	Total	# of	Total	# of	Total	
	Yds	Cost	Yds	Cost	Yds	Cost	
Bed Maintenance:	Turning mulch: () Spring () Summer		Maintain mulch at "				
Same beds listed in weeding	_____	\$ _____	_____	\$ _____	_____	\$ _____	
Mulched Tree Rings	_____	\$ _____	_____	\$ _____	_____	\$ _____	
Entrances & Common Beds	_____	\$ _____	_____	\$ _____	_____	\$ _____	
Courtyards	_____	\$ _____	_____	\$ _____	_____	\$ _____	
Front of units	_____	\$ _____	_____	\$ _____	_____	\$ _____	
Rear of units	_____	\$ _____	_____	\$ _____	_____	\$ _____	
Side of units	_____	\$ _____	_____	\$ _____	_____	\$ _____	
Other Areas	_____	\$ _____	_____	\$ _____	_____	\$ _____	
New Mulch:	Type of Mulch:	Mulch to be laid in: () Spring () Mid-Summer		() Other- See special instructions			
() Mulch (Depth ")	_____	\$ _____	_____	\$ _____	_____	\$ _____	
TOTAL MULCH CONTRACT PRICE		\$ _____		\$ _____		\$ _____	

1.5 FLOWERS SCHEDULE OF SERVICES

Complete this section only if you are knowledgeable in the different species of indigenous to this region and qualified to provide this service.

FLOWER SPECIAL INSTRUCTIONS AND / OR SPECIFICATIONS:

COST OF SERVICES	_____	2025	_____	2026	_____	2027	_____
	# of	Total	# of	Total	# of	Total	
	Flat	Cost	Flat	Cost	Flat	Cost	
() Spring Flowers	_____	\$ _____	_____	\$ _____	_____	\$ _____	
Type of Flowers:	Color:		Date to be installed by:				
() Entrances Beds () Clubhouse Beds () Pool Beds () Tennis Ct. Beds () Gazebo () Other							
() Summer Flowers	_____	\$ _____	_____	\$ _____	_____	\$ _____	
Type of Flowers:	Color:		Date to be installed by:				
() Entrances Beds () Clubhouse Beds () Pool Beds () Tennis Ct. Beds () Gazebo () Other							
() Fall Flowers	_____	\$ _____	_____	\$ _____	_____	\$ _____	
Type of Flowers:	Color:		Date to be installed by:				
() Entrances Beds () Clubhouse Beds () Pool Beds () Tennis Ct. Beds () Gazebo () Other							
TOTAL FLOWER CONTRACT PRICE		\$ _____		\$ _____		\$ _____	

1.6 SHRUB TRIMMING SCHEDULE OF SERVICES

Complete this section only if you are knowledgeable in the different species of shrubs indigenous to this region and qualified to provide this service.

SPECIAL INSTRUCTIONS AND / OR SPECIFICATIONS:

First Trimming OF SERVICES	() Second Trimming					
	2025		2026		2027	
	# of Trims	Total Cost	# of Trims	Total Cost	# of Trims	Total Cost
All Shrubs & Berms	2	\$18,247.00	2	\$18,795.00	2	\$19,359.00
Entrance & Common Area		\$		\$		\$
Front of units		\$		\$		\$
Rear of units		\$		\$		\$
Side of units		\$		\$		\$
Courtyards		\$		\$		\$
Other Areas		\$		\$		\$
TOTAL SHRUB CONTRACT PRICE		\$18,247.00		\$18,795.00		\$19,359.00
TOTAL LANDSCAPING CONTRACT		\$121,685.00		\$125,337.00		\$129,043.00

* Only on the fall shrub trimming will the Arborvitaes be trimmed around the decks

It is understood that Associa Kramer-Triad Management Group, L.L.C. is the Agent for the Association and not a principal party to this contract.

By signing below, the Contractor agrees to abide by all terms of this contract and has read and signed all attached applicable specifications.

In witness hereby, the parties have executed this agreement on the date noted below:

CONTRACTOR:

 (Greenlawn Landscaping Maintenance, Co.)

By: _____
 (Signature)

Name: _____
 (Print Name)

Its: _____
 (Title)

Date: _____

CONDOMINIUM ASSOCIATION:

 (Villas at Northville Hills)

By: C. Cryster
 (Signature)

Name: CHRIS Cryster
 (Print Name)

Its: BOD. Vice President
 (Title)

Date: 12-30-29 (cc)
1.13.25

W + 2 cuts