

JH PROPERTY SERVICES LLC

JHPROPERTYSERVICES.COM

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**Year round Maintenance Contract
For
Westbury Condos
West Hartford, CT 06119**

Landscaping, Lawn care

Scope of Work:

This proposal provides for the maintenance of all exterior landscaped areas. This includes spring cleanup, fertilizing, mowing, pruning, edging and mulching of existing flower beds, fall cleanup and snow removal and ice control services. **The period of coverage is from August 24, 2015 through November 30th, 2016**

Any other work not outlined in this proposal will incur additional costs. We will perform additional work when requested in writing.

Spring Cleanup:

All turf areas will be dethatched. Any accumulated debris will be removed from all turf areas, flower beds and parking lots. Any fallen limbs from trees will be removed along with any dead or damaged plants. All existing flower beds and tree rings will be edged by hand or by the use of a power edger after all the Spring Clean Ups are completed.

Mowing Services:

Mowing will be completed an average of one time per week from the end of April through mid-November. Please note that weather beyond our control such as excessive rain may affect the mowing schedule. Turf shall be cut at a minimum of 3 inches during the growing season to ensure the health of the turf. JH Property Services riding mowers are equipped with vacuum collection systems to collect grass clippings. String trimmers will be used to get to areas mowers can't and will be trimmed to the same height as mowed turf. Sidewalks and flower beds will be edged as needed to maintain a neat appearance. Curbs and cracks in pavement will be sprayed with a herbicide to control weeds as needed. Any accumulated debris or garbage will be removed from the property during each mowing visit.

Mulching:

All existing flower beds and tree rings will be edged by hand or by the use of a power edger. Dark brown bark mulch will be installed in these areas to a depth of 2 inches. JH Property Services uses a Finn bark blower to install mulch for an even finished look. Edging and mulching of the property will be completed by May 31st.

Pruning:

All shrubs and evergreens will be pruned 1 time per season. We will pay return visits to spot prune any shrubs that need to be touched up. The shrubs and evergreens will be pruned in such a manner as to keep the plants natural form. Any dead branches will be removed. Any low hanging branches from trees will be cut that are impeding pedestrian traffic. The initial pruning will be completed by July 31st.

Fertilizing:

A quality turf fertilizer will be applied 4 times per season. This includes two spring applications to control weeds, a summer application and fall application. This proposal does not include a grub control application but it can be added. **Please note that JH Property Services subcontracts its fertilizing to Turf Master**

Fall Cleanup:

Leaves and debris will be removed from all grassy areas, flower beds and parking lots. Leaves and debris will be removed from the property by use of leaf vacuums. We will pay multiple visits to the property to complete this task. Every effort will be made to have the final fall cleanup completed by November 30. **Please note that weather conditions beyond our control may affect the completion date of the final fall cleanup.** After the final cleanup the turf will be mowed for the last time of the season.

Snow Removal Specifications

Scope of Work:

JH Property Services LLC. Hereby proposes to supply labor, equipment and materials necessary to perform snow removal and ice control services.

General Conditions:

1. Snowplowing operations commence when 2 inches, or more, of snow accumulates as determined by the contractor, irrespective of time of day or day of week and including all holidays. During long duration snow events we will keep main driveways clear of snow to the best of our ability. We will pay return visits to the property to plow parking spots. All walkways and steps will be cleared of snow by use of snow blowers and shovels. Driveways and parking areas will be treated with road salt at our discretion to ensure safety. Walkways and steps will be treated with calcium chloride.
2. The customer understands that plowing or ice control of a particular location may not clear the area to "bare pavement" and that slippery conditions may continue to prevail even after plowing or ice control services have occurred. The customer understands that the contractor assumes no liability for this naturally occurring condition. The customer is aware that weather conditions may change rapidly and without notice and that contractor assumes no liability for such changes in conditions.
3. The customer is responsible for any damage to obstacles that protrude from the surface of the pavement. This includes utilities such as water shut offs, electrical boxes, sewer vents & clean outs and any other obstacle on or within 10" of pavement. Customer understands that snow plowing, by its very nature, involves pushing a steel blade over the surface of the pavement. If your pavement is defective, deteriorated, weakened, frost heaved, or, was installed improperly, the results of this previous damage are more likely to appear after snow plowing. Contractor is not responsible for any damages to pavement or curbs unless contractor has been negligent. Customer is responsible for all damages caused to and/or by hidden objects.
4. Contractor shall maintain appropriate insurance coverage through the term of the agreement. This shall include comprehensive general liability covering bodily injury and property damage, workers compensation at statutory limits, and automobile liability covering all vehicles, equipment and their operators.

Specifications:

1. The customer must keep plowing areas clear of vehicles and debris to the best of their ability to ensure a thorough plowing. If a vehicle is blocking the area to be plowed, the contractor will only plow the open portion of the plowing area.
2. The contractor will pay return visits to open up aprons plowed in by town plows, plows Areas previously not plowable due to parked cars.
3. Contractor shall apply anti-icing chemicals, as specified in this contract, to maintain passage conditions for vehicular and pedestrian traffic at property.
4. JH Property Services will patrol parking areas and walkways 48 hrs after snow/ice event occurs for slippery spots and treat them accordingly. After 48 hrs of the end of snow/ice event we must be contacted to treat any areas that may refreeze.
5. Contractor may install marker stakes along customer driveway to help protect the lawn and other property from plow damage and to prevent damage to plow equipment. Customer agrees not to remove these stakes. Contractor will return at the end of snow season to collect stakes.
6. JH Property Services could have available a skidsteer or equivalent on site to assist in snow removal. We need to be provided with a parking spot or area to keep equipment when it is not in use.

On Site Snow Relocation:

In the event that snow needs to be relocated on site and requires a larger piece of equipment such as a front end loader/backhoe this will incur additional costs listed below. Snow relocation will not be completed unless approved by management.

Front end loader/backhoe and operator \$250.00 per hour with a 3 hour minimum

Hauling Snow off site will be \$95.00 per truck per hour

Any other work not outlined in this proposal will incur additional costs. We will perform additional work when requested in writing.

General:

All work shall be performed by trained, properly supervised personnel in accordance with accepted horticultural practices. Chemicals will be applied by licensed personnel. Adequate personnel and equipment shall be provided to permit the timely completion of all operations. Certificates of insurance will be provided upon request. We carry workers compensation and comprehensive liability insurance.

Payment Terms:

All labor, equipment, and material necessary to accomplish the above for the 2015/2016 season shall be provided for the sum of **\$28,800.00** per season payable in 16 equal installments of **\$2,400.00 beginning August, 2015** and monthly thereafter. CT state sales tax is not included in the above sums. Should all or part of this contract be terminated, for any reason, payment for all services completed to the date of termination shall be due. This contract may be cancelled, with cause, upon 30 days written notice by either party. If JH Property Services LLC cannot correct deficiencies within 30 days, this contract will become invalid. JH Property Services LLC reserves the right to assess a service charge of 1.5% per month to all balances not paid within 30 days of invoice.

Your signature affixed to the duplicate copy of this proposal will constitute a contract between us.

Sincerely,


JH Property Services LLC
John R Hannan Jr
Member

Westbury Condos
Authorize Signer

Acceptance

Signed: _____

Date: _____

Signed: 

Date: 9/1/15