

# LOW MAINTENANCE LANDSCAPE inc.

## 2022 LANDSCAPE MAINTENANCE CONTRACT for \_\_\_\_\_

We specialize in offering knowledgeable landscape and garden maintenance services to homeowners and small commercial buildings! We provide custom service for many different landscape situations. Many of our customers already have a beautiful, well-maintained landscape and need an expert horticulturist to provide on-going maintenance and monitoring for problems. Some of our new customers have an overgrown landscape in desperate need of a complete clean-up and pruning. Others wish their yard looked nice but don't know what to do or where to start. We also provide service to those who just need seasonal help.

Your landscape is a valuable part of your home investment. Did you know that an attractive, well-designed and maintained landscape raises the value of your property by 10 to 15%? Let our professionals with a degree in landscape architecture and horticulture with over 20 years of experience take care of these needs for you! We take pride in operating a small, locally owned business. Offering the best customer service and personal care is our top priority! We work with your needs and your budget with 4 different service plan. Our crews of trained horticulturists determine what tasks need to be done for each visit. See our complete list of maintenance tasks we offer on the back on this sheet.

We cannot give estimates due to variability of each property, time of year, and how much of the work you do ahead of us. We can, however, give estimates for spring mulching. In order to cover lost mobilization time and fuel expenses, our minimum charge for visiting your property is \$60.00. Our hourly rate in 2022 is \$57.00 per hour. (this rate is subject to yearly increases and small office admin fee) We offer an "automatic" service and will show up without you having to call us. Due to weather conditions and not knowing how long each job will take, we usually do not schedule maintenance visits in advance unless absolutely critical. You can request a call/text ahead; YES\_\_OR NO\_\_. You can also call to request a service visit or special request any time.

Low Maintenance Landscape handles a variety of detailed horticulturally oriented tasks that are best left for our professionals. This includes bed cleanups, leaf clean-ups, shrub / low-branch tree pruning, dead plant removal, plant replacements, perennial maintenance, dividing, weed control and prevention, fertilization, mulching, ect. Low Maintenance Landscape's company policy is to solve a problem with an organic approach first when it comes to pest control. If not successful, we will recommend a pest control company to solve the problem (such as Bagworms) Normally, we bill for products used in your yard in addition to the hourly fee. These items will be billed at the current retail price. Debris/ haul off will be billed unless you have an on-site compost site for recycling. On warrantee plant replacements, the actual plant cost is free\* (\*see contract terms) and you are only billed for the planting labor.

We cannot be held responsible for injuries or property damage to others resulting from the actual maintenance work on your property. We will, however, be responsible for any property damage caused by our employees and any personal injury to our employees. You agree to be financially responsible for dog inflicted injuries to employees and post a warning sign on your fence if you own a dangerous dog. We cannot provide service to locked backyards. Please sign and return this contract to get on our schedule. We will track our time and materials for each visit. After each visit, a bill will be emailed to you and will be due within 15 days. Your prompt payment is appreciated. Beginning on the 30th day, a late charge of \$5 per month will apply. Past-due accounts will lose scheduling priority and go to collections. Your contract will automatically renew each year. We may agree on a yearly budget range:\_\_\_\_\_. Either party may cancel or change this contract at any time without penalty. To cancel this contract before end of coverage period, you must notify Low Maintenance Landscape in writing and 7-10 days in advance.

Please circle one of the following maintenance service plans below. Please call us if you need help deciding on a plan.

- **10X PER YEAR; MONTHLY;**(mar, apr, may, jun ,jul, aug,sep, oct, nov, dec) Great for medium to large residential and most commercial. Also recommended for detailed plantings, forested areas, poorly mulched areas, landscapes prone to frequent weed problems and landscapes with irrigation systems. Great if you prefer to very little of the work yourself. Monthly visits can also keep your bills low and keep things in top shape because the work load is lower each time. Weeds also find it more difficult to establish with frequent visits.
- **6-8X PER YEAR; BI-MONTHLY.** (mar, may, jun, aug, oct, dec) Great for medium residential landscapes that have moderate to low maintenance needs. This is also recommended if you prefer to not do as much of the work yourself, but you can do some weeding and minor clean-up in-between visits. The May and June visits in early summer help us give extra control when weeds are most active.
- **4-5X PER YEAR; QUARTERLY.** (mar, jun, sep, nov) Great for medium to small residential landscapes. Our landscape designs are geared towards this plan. With this plan, you will need to do some of the work yourself (occasional weeding, pruning, clean-up, ect) . This is a great plan if you want us to do the major pruning and cutting back perennials with our power equipment. We always call first with this plan.
- **2-3X PER YEAR; SEASONAL.** (mar, jul, nov) Great for those who do most of the work but need us for major cleanups only. We always call first with this plan.

**Coverage period:** Jan, 1<sup>st</sup>, 20\_\_\_\_ thru Dec 31<sup>st</sup>, 20\_\_\_\_ **Plan Auto-renews each year unless you cancel.**  
**Choose a service plan:** circle one: 10x per year (Monthly), 6-8x per year, 4-5x per year, 2-3x per year, 1-time cleanup  
**Organic Debris; Are we able to recycle debris in on-site compost bin or pile:** circle one: YES or NO

<b>OPTIONAL SERVICES AVAILABLE;</b>	<b>Fall leaf clean-up service (see info on back):</b> circle one: YES or NO
(TO ADD TO YOUR REGULAR MAINTENANCE SERVICE PLAN)	<b>Spring mulch service (ask for estimate):</b> circle one: YES or NO
	<b>Irrigation service (our systems only):</b> circle one: YES or NO

**You agree to all terms discussed in this contract.** (we cannot offer service if you circle "NO") YES or NO

**Proposed by:** Low Maintenance Landscape, Inc.  
**LML Owner / Manager signature:** \_\_\_\_\_  
**Address:** 801 Comet Lane. Lawrence, KS 66049  
**Phone numbers:** (785) 917-9337 / 550-9745 / 550-5610  
**Today's date:** \_\_\_\_\_  
**Notes:** \_\_\_\_\_

**Accepted by:** \_\_\_\_\_  
**Print name & Date:** \_\_\_\_\_  
**Address AND Zip:** \_\_\_\_\_  
**Phone Numbers:** \_\_\_\_\_  
**Email:** \_\_\_\_\_  
**Notes / Requests:** \_\_\_\_\_

## MAINTENANCE TASKS INCLUDED IN HOURLY RATE

- Prune shrubs at appropriate times; spring flowering shrubs in late spring to early summer, summer flowering shrubs in early spring or early fall, and evergreens in late spring to early summer. Prune large overgrown shrubs at any time if desired.
- Trim dead foliage from perennials after flowering period and first hard freeze.
- Divide and transplant perennials as needed to increase flowering and vigor.
- Remove weed foliage and roots; hand pull large weeds with shallow root system, spray round-up, or spray selective herbicide on deep-rooted perennial weeds.
- Weed eat or trim groundcover areas in early spring or late summer.
- Prune trees; remove dead branches, remove dangerous "V" crotch angled branches, water sprouts, and "Below graft" shoots. Our pruning capabilities are limited to 8" caliper limbs, no more than 15' off the ground, and no power line or house interference in the limb fall zone.
- Hand water drought stressed plants if needed. Offer watering advice.
- Correct minor erosion or drainage problems; discuss major problems with owner.
- Make minor repairs to hardscape; fix heaved edging, reposition landscape rocks, check drainage systems, notify client of damages to irrigation heads, ect.
- Diagnose plant problems caused by insects, diseases, or physiological damage. Offer expert professional advice on solving the problem. Discuss long-term solution or prognosis.
- Identify "mystery" plants. Offer specific horticultural advice for each plant if desired.
- Diagnose problems in lawn areas; help with disease, insect or weed problems.
- Redefine bed edges. Transplant and water sod in bare areas if needed.
- Remove fallen twigs or branches. (During scheduled maintenance time only)
- Replace warranty plant material. (During scheduled maintenance time only)

## MAINTENANCE TASKS IN WHICH LABOR IS INCLUDED IN THE HOURLY RATE BUT SUPPLIES NEEDED TO DO THE TASK COST EXTRA.

- Plant seasonal color (annuals), spring flowering bulbs, or grass seed (by request only)
- Replace out-of-warranty plant material. (by request only) (estimate may be available)
- Apply Preen (pre-emergent herbicide) to landscape areas prone to annual weed infestations.
- Apply small amounts of bagged mulch, compost or topsoil to landscape areas.
- Apply 14-14-14 time-release fertilizer (3 month) to landscape areas or select plants.
- Apply any other specialized fertilizers and or products to correct plant problems & kill pests.
- Spray weeds with Quick –pro (Round-up) for fast, effective, safe elimination.
- Winterize plant material (Apply mound of mulch around sensitive plants, spray wilt-pruf)
- If you can recycle, we will move organic debris to an on site compost pile. If not, we will haul it off. (A dump charge is applied to each bag, pick-up load, or trailer load plus hourly rate)
- Note: lawn mowing or chemical application is not a part of our specialized landscape maintenance program. We can recommend a lawn maintenance company if you like.

## MAINTENANCE TASKS AVAILABLE AS AN OPTIONAL SERVICE

- Remove fallen leaves from bed & lawn with shredder-vac. (Nov-Dec) (estimate not available)
- Yearly spring mulching; cover bed areas with mulch. (Feb-Apr) (estimate are available)  
mulch = \_\_\_\_ CY x \_\_\_\_ per CY = \_\_\_\_, labor = \_\_\_\_, delivery = \_\_\_\_, TOTAL = \_\_\_\_\_
- Irrigation spring startup/winterization service for our systems. (Apr&Nov) (estimate not available)

**We invite you to visit our website and check out our yearly garden maintenance calendar and see our beautiful portfolio pictures of completed projects!**

**Low Maintenance Landscape, Inc.**

**801 Comet Lane**

**Lawrence, KS, 66049**

***lowmaintenancelandscape.net***

**785-550-5610**