

***INNOVATIVE LANDSCAPING, INC.***

9630 S.W. Omara St. Tigard, Oregon 97223  
Cell: (503) 936-6047 or Office: (503) 670-7632  
[Steven@innovativelandscapinginc.com](mailto:Steven@innovativelandscapinginc.com)

August 29th, 2022

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**Mill Creek HOA: 2024 Season**

**Scope of Work: Landscape Maintenance (Weekly)**

- A. This contract shall include all materials, labor, and equipment necessary to complete the landscape maintenance and shall include the following:
1. Weeding and raking.
  2. Mowing & edging of all lawn areas.
  3. Tree, shrub and ground cover pruning.
  4. Fertilization of plant material, as required.
  5. Leaf removal.
  6. Blowing of sidewalks, entry ways, etc.
  7. Spaying of herbicides for the control of undesirable weeds by a licensed pesticide applicator.
  8. Monitor irrigation to insure proper function for property.
  9. Weed eating & spraying of undesirable vegetation of native areas from approaching on NW Justus Units 9802-9942 once per quarter.
  10. Debris removal associated with landscape maintenance.

B. All work performed under this contract shall be in accordance with the City of Portland, County, and State of Oregon codes, ordinances and statutes, and specifications discussed herein.

**C. Specifications:**

1. Weeding of bed areas will be done as needed.
2. Lawn areas will be mowed and edged as per attached schedule.
3. All bed areas will be raked to regain color once per quarter.
4. All trees, shrubs and ornamentals will be checked for pruning or removal of dead tissue.
5. All walkways, and sidewalks will be blown free of any debris associated with the work per visit.
6. Fertilization of lawn areas will be done once per quarter, or as necessary to maintain color.
7. Fertilization of flower beds and ornamentals will be performed on a as needed basis in conjunction with the specific horticultural needs of individual plant material.
8. Irrigation start-up and winterization included with service.

**D. Exclusions:**

1. Tree pruning, removal etc. on trees over 16' in height (available through Innovative Landscaping, Inc. at an extra charge).
2. Seasonal Color plantings can be provided, at owners request for an additional charge.
3. Irrigation repairs (line repair, valve repair, head replacement, etc.) due to vehicle damage, Acts of God or routine wear and usage. Provided at an additional charge.
4. Insect Control in turf and on plant material. Provided at an additional charge.
5. Snow Removal: Available through Innovative Landscaping, Inc. at a rate of \$ 58.00 per hour / Ice Melt @ \$ 2.95 per pound.

***"Quality that Grows"***

**Exhibit A-1**

**D. Exclusions cont.:**

6. Back-Flow devices need to be certified once per year. This service can be provided thru Innovative Landscaping, Inc. for an additional charge. Not included.
7. Storm Debris and Large Limb Removal due to Acts of God. Provided at an additional charge.
8. Annual Bark-Dust application is not included. Provided at an additional charge.
9. Mole protection or eradication not included.
10. Night lighting replacement of bulbs can be provided on a Time & Material basis if necessary.
11. Application of granular Ferrous Sulfate for Moss control can be applied to property if desired. Cost per application \$ 1,428.42

For the satisfactory completion of "Landscape Maintenance" per Scope of Work included in this agreement, the owner agrees to pay Contractor according to the following price schedule:

**{Monthly payments are due by the end of the month, prior to the month of actual service.  
Quarterly payments are due prior to the start of the next quarter.}**

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**ANNUAL SERVICE ACTIVITY SCHEDULE**

FUNCTION	FREQUENCY												<u>Total</u>
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
<b>TOTAL VISITS</b>	2	3	4	4	4	4	4	4	4	4	3	2	42
<b><u>TURF CARE</u></b>													
Mowing	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y			38
Edging	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y			38
Fertilization	Y-----As Needed-----Y												4 +
Irrigation	ON-----Monitor-----Off												
Insect Control	-----Additional Charge-----												
Moss Control	-----Additional Charge-----												
<b><u>TREE, SHRUB AND GROUND COVER CARE</u></b>													
Tree, Shrub and Groundcover Fertilization:	Y									Y			2
Tree Pruning	-----As Needed-----												
Prune Shrubs & Ground Cover:	Y						Y			Y			3
Weed Control	-----As Needed-----												16
Irrigation	ON-----Monitor-----Off												
<b><u>GENERAL MAINTENANCE</u></b>													
Bed Raking	-----All Areas Once Per Quarter-----												
Leaf Collection	Y									Y	Y		3
Blow Walks	-----Every Visit-----												
Police Litter	-----Every Visit-----												

*"Quality that Grows"*

Exhibit A-3