



**Abaris Realty, Inc.**

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*Excellence  
Since 1975*

July 10, 2024

Ken Coburn  
Atlantic Maintenance Group, LLC  
[ken@amgmd.com](mailto:ken@amgmd.com)

**RE: Asphalt Patching  
Tanyard Springs HOA**

Dear Ken:

The Board of Directors at the above-referenced community has voted to accept your proposal for asphalt sinkhole repair, as outlined in the proposal.

Attached is the signed copy for your records. Please let me know if you have questions. Thank you.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Shireen Ambush'.

Shireen Ambush, PCAM  
Community Manager

CC: Board of Directors



## Tanyard Springs Asphalt patching

July 9, 2024

**Atlantic Maintenance Group, LLC**  
*www.atlanticmaintenancegroup.com*

**Tanyard Springs**  
**C/o Mark**  
**7811 Montrose Road suite 110**  
**Potomac, MD 20854**  
**Tanyardsprings@abarisrealty.com**  
**301-659-9659**

Property Location:  
**6920 Heritage Crossing**  
**Glen Burnie, MD**

**Scope of Work:** Atlantic Maintenance Group, LLC, proposes to furnish all labor and material to complete proposed work based on the following:

### Part 1

#### **A) Asphalt sinkhole: (2x3) repair only**

1. Layout and mark areas to be repaired (approx. 6ft<sup>2</sup>)
2. Excavate areas to be repaired to an approx. depth of 12"
3. Square off repair areas and cut walls of repair to obtain vertical edges.
4. Furnish and install 80 pounds of concrete to ensure sinkhole not to get larger.
5. Mechanically compact the subgrade material to achieve maximum density.
6. Mechanically clean and remove all loose debris in preparation of new asphalt installation.
7. Apply Hot Liquid Asphalt TAC AC-20 coat for binding purposes to flat surfaces and vertical edges. Asphalt binder is an anionic asphalt emulsion designed for use as a TAC coat for patching, paving, and coating purposes.
8. Utilize a loot / rack to install 9.5mm State Certified and or Asphalt Type I wearing course surface hot asphalt mix at an approx. depth of 6", followed by compaction to ensure maximum density.

**COST \$800.00**



Atlantic Maintenance Group  
(410) 768-4720 ken@amgmd.com Fax (410) 768-4799



Contractor will cone off area to discourage vehicular/pedestrian traffic for a “to be determined” amount of time. Contractor to be responsible for the purchase and transportation of all material and the removal of all debris from the work site. Contractor cannot be held responsible for pedestrians or vehicles that disregard posted signage or

## Part 2

### LEGAL CONTRACT AGREEMENTS & SPECIFICATIONS

Atlantic Maintenance Group LLC offers a 1-year guarantee on material and workmanship. This proposal may be withdrawn if not accepted after 30 days. The owner of property or representative of property is responsible for the removal of all vehicles that will hinder the progress of agreed upon work. The towing company of the property is to be notified 24 hours prior to beginning of the job.

All concrete and asphalt removal includes the removal of these items up to 4 inches in thickness if not otherwise stated in the proposal. If concrete or asphalt is greater than 4 inches in thickness, additional removal and disposal cost may be addressed with a written change order.

The cutting of concrete, stone, and other items does produce dust. Atlantic Maintenance Group LLC will take every measure possible to complete all work in a clean, competent, and orderly manner but will not be held liable for any cleaning charges that may occur due to performing these tasks.

Contractor shall not be held liable for performance of work affected by inclement weather. Any additional services beyond the scope of the services described in this contract, contractor shall obtain written authorization from Client for such work and shall bill Client.

Terms & Conditions: This proposal shall be binding only when signed by an authorized representative from **Atlantic Maintenance Group LLC**. and by the authorized representative from your firm. This contract constitutes the entire agreement between the parties.

Exclusions: Unless otherwise noted, this proposal excludes night and weekend work. Permits; Permit fees; Bonds; inspections & reports; sub-grad stabilization; stakeout; surveys; any or all testing, testing base; engineering; Davis Bacon Wage Rates; , correcting deficient subgrade, supplement insufficient (thin) stone, positive drainage on areas yielding less than 2% slope; handling or removal of hazmats; undercut and refill of unsuitable sub-grade; capping or adjusting existing utilities; Any work not shown on drawings; sediment control; towing; any damage to work by pedestrian traffic, pavement marking, signage, erosion control, storm drainage, water truck (assume water available on site), interference/accommodating underground utilities, adjustment of utilities, inlets or manholes, tree or stump removal, landscape restoration, rock excavation, and township inspection requirements. Any scope of work not specifically stated in the proposal above. Any such requested work shall be considered extra work and AMG order ticket completed.

General Provisions: All work is guaranteed as specified. All work is to be completed in a competent manner according to standard practices. Contractor shall not be held liable for performance of work affected by inclement weather. Any additional services beyond the scope described in this contract, contractor shall obtain written authorization from Client for such work and shall bill Client.

Insurance Certificate: Upon ratification, an insurance certificate will be obtained by adding the Community and/or Management Company as additional insured. The insurance certificate will provide proof of workers compensation insurance, vehicle, and general liability insurance.

Atlantic Maintenance Group, LLC shall not be responsible for any failure to perform, or delays in performance, which are the result of strikes, accidents, or other causes beyond the Contractor's control. Licenses and insurance will be maintained at all times.

A late charge of one and one-half percent per will be charged to Community and/or Management Company for any sums, which are not paid within 30 (thirty) days of the date of invoice. If Atlantic Maintenance Group LLC retains an attorney to collect any receivables, the Community and/or Management Company will be liable of reasonable attorney's fees.

If Atlantic Maintenance Group, LLC does not receive a payment for any reason not deemed by the contractor to be the fault of the Contractor, the Contractor shall have the right, upon 24 hours written notice to the client, to (1) Cease all work, or (2) Terminate this contract, or both.

The Community and/or Management Company shall pay for all work completed, losses sustained, including lost profits and consequential damages, as well as reasonable attorney's fees and other collection costs, including court costs, that contractor incurs as a result of the client's failure to pay.

Payment will be applied first to previously billed finance charges, and then in chronological order of oldest to newest invoices.

The above prices, specifications, and conditions are satisfactory and are hereby authorized by the client to enter into this Agreement.

Atlantic Maintenance Group, LLC is authorized to perform the services as outlined above.

**We Hereby Propose** to furnish material and labor – complete in accordance with specifications above for the sum of:

Total Cost: **\$ 800.00** Initial\_\_\_\_\_

Payment Terms: 1/3 deposit due upon acceptance and remaining due upon completion.

**\* Deposits not received prior to scheduled start date may delay the start of the project.**

*Client: Tanyard Springs HOA*



*Authorized Signature*

Shireen Ambush/Property Manager

*Print Name and Title*

7-10-2024

*Date*

**Atlantic Maintenance Group:**

\_\_\_\_\_  
*Ken Coburn*

(443)848-0832-cell

(410) 768-4720-office

Ken@amgmd.com