



Abaris Realty, Inc.

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*Excellence
Since 1975*

September 16, 2024

Cory Thompson
SBC Outdoor Services
cory.thompson@sbc landscaping.com

**RE: 2025-2027 Grounds Maintenance Approval
Tanyard Springs**

Dear Corry:

The Board of Directors at the above-referenced community has voted to accept your proposal for the 2025-2027 grounds maintenance of the community, which includes landscape maintenance, snow removal and handyman services, 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', written in a cursive style.

Shireen Ambush, PCAM
Community Manager

CC: Board of Directors



Grounds Maintenance Addendum
Auto Renewal Rates

Tanyard Springs HOA
2025-2027 Addendum



Attention:
Shireen Ambush
sambush@abarisrealty.com

Submitted by:
SBC Outdoor Services
Jack Hendrickson
667-292-0934

OUR MAINTENANCE SERVICES

We are committed to fulfilling your specific landscape needs while providing the service you expect at a price point that fits your budget. This outline shows a complete list services SBC Outdoor Services offers. See page 3 for your communities’ suggested service outline and frequency.

Lawn Maintenance <ul style="list-style-type: none"> • Mow and trim all lawns on a requested service frequency beginning in Spring and continuing through Fall • Blow all walks and paved surfaces clean of clippings and debris • Height of mowers will to be determined by season 	
Vertical Edge Trimming <ul style="list-style-type: none"> • Vertical string edge all curbs, walks and mulch areas on a bi-weekly basis • All debris will be blown from the edge leaving a professional look to all hard surfaces 	Crack & Weed Control <ul style="list-style-type: none"> • All sidewalk cracks and curb lines will be sprayed to avoid unsightly weeds or grass
Common Area Mulch Bed Maintenance <ul style="list-style-type: none"> • All mulch beds will be weeded and sprayed on an “as needed” basis 	Spring Clean Up <ul style="list-style-type: none"> • Carefully walk the entire common area for sticks, leaves, trash, and debris • Clean out & blow out all curbs and gutters for a crisp appeal
Mulching <ul style="list-style-type: none"> • Mechanically edge and mulch garden beds with 2 inches of hardwood mulch • Brown mulch will be used unless otherwise noted in the “specifications” section • A “trimming” service will be provided prior to mulching • Edging debris Removed from site • Pre-emergent will be applied to stop growth of weeds 	
Tree and Shrub Pruning <ul style="list-style-type: none"> • Cut back shrubs and elevating trees • Includes pruning of trees up to 8 feet off the ground • Summer services will be cutting new growth • Heavy trimming is suggested for fall months 	Flower Rotation <ul style="list-style-type: none"> • Pull out and dispose of old flowers • Till and mend the flower areas • Replace flowers with a new rotation Watering Option \$65.00 per man hr
Fall Clean Up <ul style="list-style-type: none"> • Before the holidays, finish the season with a final cleanup of the property, cut down seasonal plants and tend to final details 	Fall Clean Up <ul style="list-style-type: none"> • In October and through December cut up, or rake, vacuum and remove leaves throughout complex. All material to be disposed of off-site
Lawn Care Treatments <ul style="list-style-type: none"> • Round 1 – Spring: A balanced fertilizer with pre- emergent crabgrass control. • Round 2 – Late Spring: A 2nd round of balanced fertilizer with pre- emergent crabgrass control. • Round 3 – Summer: A balanced application for color, and a broadleaf weed prevention • Round 4 – Late Summer: Application of balanced fertilizer to develop roots and support grass through the winter months • Round 5 – Fall: Application of balanced fertilizer to develop roots and support grass through the winter months 	
Any Aeration, over seeding or lime application is a separate service and would be written out in the “specifications” section	

Licensed and insured MHIC # 107535



Grounds Maintenance
 Contract Date: 6/11/24

This Agreement is made and entered into this 1st day, in the Month of: January 2024 by and between, **Tanyard Springs HOA** (hereinafter referred to as the “Customer”), and “**SBC Landscaping LLC**” (hereinafter referred to as the “Contractor”) for maintenance services at (above referenced address) (hereinafter referred to as the “Property”).

Scope Of Work: Landscape Maintenance, Handyman and Snow & Ice Management

Term of Contract: January 1st, 2025 - December 31st, 2027

Service	Services Per Year	Price Per Service	Services Per Year
Spring Clean-up and Mulch Install	1	\$18,567.00	\$18,567.00
Turf Mowing	22	\$2,987.00	\$65,714.00
Vertical Edging of Curbs and Walks	13	\$387.00	\$5,031.00
Season Mulch Bed Maintenance	6	\$332.00	\$1,992.00
Weed Control - Curb and Sidewalk	6	\$224.00	\$1,344.00
Season Annual Installation (Summer and Fall)	2	\$5,986.00	\$11,972.00
Pruning (Ornamental Shrubs and Tree Elevation)	3	\$5,001.00	\$15,003.00
Lawn Treatments - Pre/Post-Emergent Weed Control and Fertilizer	5	\$6,880.00	\$34,400.00
Leaf Removal	2	\$4,767.00	\$9,534.00
Fall Clean-up	1	\$4,893.00	\$4,893.00
SWM Pond	6	\$205.00	\$1,230.00
Lime, Aeration & Overseeding	1	\$24,863.00	\$24,863.00
		Total:	\$194,543.00
		12 Monthly Installments	\$16,211.92

Total 2026 Maintenance Price – \$197,461.17

Total 2027 Maintenance Price - \$200,425.00

Handyman Service: Term of Contract: January 1st, 2025 - December 31st, 2027

- Daily maintenance of the 47 pet waste stations throughout the community. This includes restocking & changing out filled stations as needed. Bag liners & mini-bags are supplied by the HOA o Daily check of grounds for trash/ debris on roads, walkways, parks, & trails throughout the community
- Maintenance of changing trash cans as needed at parks and Clubhouse area.
- Routine handyman repairs such as replacing fence post, signs, power washing, & other miscellaneous repairs.
- Responding to immediate groundskeeping needs in the community that are reported & are of HOA responsibility. Things such as occasionally moving tree branches/limbs that may have fallen that need to be moved, cutting back hoa trees that may be impeding on an owner's property.

Cost includes (1) with vehicle and basic hand tools. All power tools and material will be supplied at cost plus a 15% handling fee and any fuel or delivery cost. Handyman will be onsite by Barn each day and stay until daily workload is completed.

Hourly Rate: \$40.50

SNOW REMOVAL:

- Plow: \$125.00 per hour
- Bobcat: \$125.00 per hour
- Backhoe: \$175.00 per hour
- Ventrac: \$300.00 per hour
- Road Salt: \$300.00 per ton
- Per bag of salt: \$65.00
- Per shovel man hour: \$55.00
- Per snow blower hour: +45.00 extra, per hour
- Pusher box for machines: +\$25.00 extra, per hour
- Sea container rental for salt, if requested: \$200.00 Delivery/Pick Up, \$150.00 a month
- There is a minimum charge of two hours per mobilization.
- All bulk material will be rounded to the nearest ton.

Contract notes

2" Auto deployment trigger

Storage space provided for bulk/bagged material.

Pre-treatment and ice patrol (post storm) to be done on customer request (in advance).

24 Hour snow site contact

Accepted by:

 9/16/24