



GREENTOUCH

LANDSCAPING SERVICE

LANDSCAPE MAINTENANCE CONTRACT – 2026 SEASON

CLIENT: Colonial Charles Association

MANAGEMENT COMPANY: Majerle Management Inc

MANAGER: Stephanie Martin

Date: 11/19/2025

DURATION OF CONTRACT: 1/1/2026-12/31/2026

AREAS TO BE SERVICED: See highlighted map. 240 homes, serving the front and back yards (including unlocked, fenced yards.) Clubhouse grounds, 3 entrances, 8 SWM ponds (inside and outside of fencing,) and 7 open areas. Grass areas along all streets/roadways (including McDaniel Road from Smallwood Drive to the end of the SWM pond at the end of Shadow Park Court. Schedule of monthly services will be provided before the 1st of the month. Coordinate any changes with Grounds Maintenance representative.

SCOPE OF SERVICES:

LAWN MAINTENANCE:

1. All lawn areas will be maintained as necessary to present a clean, neat appearance. Regular lawn services include: Clean-up of trash and debris prior to mowing, string trimming around beds and foundations. Also, any necessary raking of excess clippings, and necessary blowing/sweeping of sidewalks, driveways, front/back porches and patios. The total number of mowing's will be approximately (24) mows or every 7-10 days, at a height of approximately 3.25"-3.75". Heights lower than 3.25" can cause turf issues and increased weeds.
2. Edging along sidewalks, patios, driveways and curbs to be performed upon every other maintenance visit.
3. Will treat weeds in ornamental beds, and all hard surfaces, including patios, within maintained borders once a month and not on a typical mowing day.
4. Any items left in turf areas to include structures may be damaged due to string trimmers throughout the season. To perform a quality service GreenTouch must get to close to structure with mechanized equipment.

TURF APPLICATIONS:

1. All lawn areas will be fertilized (4) times each year using a liquid fertilizer. The Fertilizer will be applied in appropriate seasons depending on weather.
2. Pre-Emergent shall be applied in March on all lawn areas to help prevent the germination of crabgrass.
3. Post-Emergent shall be applied simultaneously with the fertilizer treatments to help eradicate weeds that have already germinated.
4. Additional turf applications are occasionally needed where poor turf quality allow for an abundance of weeds. Non-broadleaf weeds are to be treated outside of this contract.

Garden Bed Maintenance

1. Garden beds will be mulched (1) time per season to maintain a depth of 2"
2. Beds will be edged (1) time per season.
3. Pre-Emergent weed control shall be applied in the spring to all garden beds.
4. Mulch will be of new quality, sanitized through heat, dyed, double-shredded, dark brown.



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Tree and Shrub Maintenance:

1. All shrubs may be inspected up to (4) times depending on pest and plant variety.
2. Treatments will be proposed outside of this contract.
3. Evergreens will be sheared (4) times.
4. Flowering shrubs will not be pruned until after flowering unless otherwise requested.
5. Non-flowering shrubs will be pruned according to variety up to (4) times per season.
6. All trees, shrubs and groundcovers will be fertilized with an organic 14-14-14 rated fertilizer.

Tree Pruning

1. All trees on property will be pruned to an elevation of 10' from the ground. Our goal is to maintain 60% of the canopy as the overall height for the health of the tree.
2. Trees that are currently lower than 40 feet will be limbed up as much as possible without harming the tree.
3. All crape myrtles will be pruned off of foundations and lights once per year.

Irrigation:

1. We will perform 1 spring service in April/May to start irrigation system up for the season. We will perform 2 wet checks throughout late spring and summer to adjust timing based upon seasonal requirements. Early Fall we will winterize the system and expel water from the pipes and sprinklers to help prevent freeze breaks. During all services we will check sprinklers for efficacy and spray patterns. Should any repairs be needed, we will automatically make any repairs under \$100.00 per visit, any repairs requiring more investment, we will inform the manager of the cost prior to repair.
2. Areas of irrigation include clubhouse, along McDaniel Rd Road and portions of Shadow Park Ln and Shooting Star Lane.

Leaf Management:

1. All fallen leaves shall be removed from common and homeowner areas, (both front and rear,) (4) times per contract. (1) will be performed in October, (2) in November and (1) will be performed in December. Where possible all leaves will be shredded in to the turf areas to allow for more organic nutrients to enter the soil. Where leaves are too thick to shred, they will be dispersed within the nearest Woodline or removed off site.

Dormant Oil Treatment:

1. All trees and shrubs up to 12' will be treated with a dormant oil in late winter or early spring. The goal in using a dormant oil treatment is to suffocate and control overwintering insect eggs, such as those from aphids and mites, and other pests like scales and caterpillars. We are not trying to eradicate pests, but merely provide control. It is normal to have pests on plants, we just want to keep them under control. During the season we will continue to inspect for pests and if we see any pests that are getting out of control, we will provide proposals to address those specifically. We do not recommend blanket spraying pesticide treatments as it can also eradicate beneficial bugs such as lady bugs, bees, butterflies etc....



CONTRACT SPECIFICATIONS, TERMS AND CONDITIONS

Address: 9302 Surrats Manor Dr., Clinton, MD 20735 **Phone:** 301-578-5535 **Page:** 1 of 3

The undersigned property owner(s) hereinafter called the "Owner" do hereby contract with and authorize the undersigned contractor, hereinafter called "Green Touch Landscape Service", to furnish the materials and perform the work described at the location indicated, hereinafter called the "Job Site", subject to the terms and conditions specified herein.

SUBMITTED TO: Colonial Charles Association C/O Majerle Management Inc 1375 Piccard Dr. Suite 210 Upper Marlboro, Maryland 20754	Phone Office: 301-220-1850	DATE: November 19, 2025
JOB SITE: Colonial Charles Association	E-Mail: smartin@accessmmi.com	

Description

Quantity

Turf Maintenance

Mow and Trim Turf	24
Edge, Curbs, Driveways, Patios and Walks	11
Turf Applications	4

Tree and Shrub Maintenance

Weed Mulched Beds	24
Fertilize Beds	1
Spot prune Trees up to 10 Foot in pedestrian areas	1
Prune Shrubs	4
Shear Shrubs	4
Prune Groundcover	1
Pre-Emergent Beds	1

Seasonal Maintenance

Ornamental Bed Clean Up	1
Edge Beds	1
Spring Mulch application	1
Fall Leaf Removal	4
Fall Aeration and Seeding	1
Irrigation (Start up, checks, Winterization)	4

Optional Services			Initial
Soil Test (basic macro nutrient test)	\$50.00	per area	
Soil Test (Comprehensive nutrient test)	\$175.00	per area	
Lime Application	\$5,499.00	entire mowing area	
IPM Scouting Services	Included	Ornamental beds	
IPM Treatment services	Will be priced by proposal		
Touch up fall mulching all areas mulched in spring	\$36,592.00	Ornamental beds	
Gypsum Application (requires Comprehensive Soil Test)	\$15,830.00	entire mowing area	
Mulch reduction on Street trees	Included	street trees	

Address: 9302 Surrats Manor Dr., Clinton, MD 20735
Phone: 301-578-5535
Email: tpaesch@greentouchlandscapingdmv.com

NOTE: Per area refers to 1 for residential lawns collectively, 1 for clubhouse lawn, and 1 for open area.

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MAP OF INCLUDED AREAS OF SERVICE: All areas as part of RFP as well as along Mc Daniel Rd, to include island on McDaniel Rd. at the intersection of Smallwood Dr. W.



Address: 9302 Surrats Manor Dr., Clinton, MD 20735
Phone: 301-578-5535
Email: tpaesch@greentouchlandscapingdmv.com



Cost: \$ 226,392.00

Term of Contract

12 monthly payments of \$ 18,866.00

January 1st 2026 thru December 31st 2026

Multi Year options are an automatic 4% increase of the prior years contract value. Initial each year to extend multi year.

Year 2027 _____ Year 2028 _____ Year 2029 _____ Year 2030 _____

Terms and Conditions:

Community/Agent agree to pay sum of \$ 226,392.00 over a period of 12 months from January 1st 2026 until December 31st 2026. Invoices will be submitted on the 1st of every month for the month to be serviced in the amount of \$ 18,866.00 per month for the services listed above. Payments are due within 31 days from date of invoice. After 30 days of invoice, if payment has not been made, then services will be suspended temporarily until payment has been received. All invoices over 30 days will receive an interest charge of 1.5% for every day beyond 30 days. Price is good for 30 days from date of contract. Pricing listed does not include any initialed options. Areas do not include fronts or rears of any residential units. Only mowing of turf areas are included. Any reasonable trash in turf area will be picked up throughout community. Areas fenced in, if unlocked, are included in this pricing for mowing. Any options chosen will be added to the monthly billing. Any utilities, fences, structures, or equipment/appliances that are within 1 foot from the ground and adjacent to turf are susceptible to damage from string trimmers and machinery. We do our best not to cause damage however higher than normal risk. Any utilities not installed more than 4 inches below the surface could be damaged by aerator. Types of damage listed will be assessed by GreenTouch Landscape Services and if deemed negligent, we will arrange for repair or refund costs for repair. If damage occurs above or below the aforementioned constraints and determined that GreenTouch employees caused damage, we will cover costs for repair or arrange for repair. Community agrees to allow GreenTouch Landscaping to use sub contractors for turf treatments, IPM treatments, and irrigation repairs if needed.

IN WITNESS WHEREOF, the parties hereto have duly executed this Agreement as of the day and year first above written.

For Owner/Representative:

For GreenTouch Landscaping Service, LLC.:

Signature

Signature

Name

Name

Title

Title

Date

Date

Address: 9302 Surrats Manor Dr., Clinton, MD 20735

Phone: 301-578-5535

Email: tpaesch@greentouchlandscapingdmv.com



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The undersigned property owner(s) hereinafter called the "Owner" do hereby contract with and authorize the undersigned contractor, hereinafter called "Green Touch Landscape Service", to furnish the materials and perform the work described at the location indicated, hereinafter called the "Job Site", subject to the terms and conditions specified herein.

SUBMITTED TO:
Colonial Charles Association
C/O Chambers Management

Phone Office:
301-220-1850

DATE:
August 18, 2025

JOB SITE: All Concrete/Asphalt areas

E-Mail: smartin@accessmmi.com

Contract Term November 1st, 2025 thru March 31st 2026

LABOR	MINIMUMS	RATE
Shovelers	1 hour min per laborer	65.00 per man hour
Chemical Applicators	1 hour min per laborer	65.00 per man hour
Snow Blowers with operators	1 hour min per laborer	110.00 per man hour
Plow	1 hour min per vehicle	150.00 per truck hour
Spreader Truck	1 hour min per vehicle	150.00 per truck hour
Large Equipment with Operator	1 hour min per bobcat	325.00 per bobcat hour
MATERIALS	MINIMUMS	RATE
Snow Stakes	no minimum	8.00 per per stake install and removal included
Calcium Chloride	no minimum	60.00 per per 50lb bag
Magnesium	no minimum	70.00 per per 50lb bag
Bulk Salt	no minimum	370.00 per per ton
Stand By	MINIMUMS	RATE
Labor	no minimum	40.00 per man hour
Plow/Spreader Truck	no minimum	100.00 per truck hour
Bobcat	no minimum	200.00 per bobcat hour
Notes:		
Standby hours are only used if requested to be on site prior to snow commencing. MUST BE REQUESTED PRIOR		
All rates are billed portal to portal		

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Service Areas include

All primary driveways. Individual parking spots will be attempted if clear of more than 4 consecutive vehicles at the time of initial snow removal, otherwise must be requested after normal service. Driveways are included throughout the community. All primary sidewalks and sidewalks leading to front doors are included. We provide recommendations leading up to the winter weather event. Our recommendations may exclude certain areas due to less than 2 inches expected. We will notify all requested parties if we see any changes in forecast or current active weather. All recommendations will be assumed as excepted if greater than 2 inches and no response has been received. All communications must be delivered through electronic communications.

Terms and Conditions:

Community/Agent agree to pay all invoices within 15 days of invoice date. If payment has not been made, then services will be suspended temporarily until payment has been received. All invoices over 15 days will receive an interest charge of 1.5% for every day beyond the 15 day. Price is good for 30 days from date of contract. Any damage claims need to be noted within 10 days of end of corresponding storm. GreenTouch will notify community of any damage to roadways or sidewalks prior to storm. Any damage to plants or turf arising from snow chemicals are considered null and void of any claim. Vehicles parked on roadside are liable to salt damage during application, all vehicles should be parked in driveways or parking spots. GreenTouch Landscaping LLC. Is only liable for snow related injuries and damages resulting from Neglectful service, mobilizations can take as long as 2.5 hours depending on traffic. Our goal response time is within an hour of requested service. All open invoices shall be paid prior to the next service or service may be disrupted.

IN WITNESS WHEREOF, the parties hereto have duly executed this Agreement as of the day and year first above written.

For Owner/Representative:

For GreenTouch Landscaping Service, LLC.:

Signature

Signature

Name

Name

Title

Title

Date

Date

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