

Lawn Maintenance & Service Agreement

Between Cedarcrest II HOA and Lawn Service of Tulsa

Effective Date: September 1, 2025
Contract Term: Through August 31, 2026
Invoice Reference #: CCII-FULLYR-2025

1. Parties

This agreement is entered into by and between:

- **Cedarcrest II Homeowners Association Board** ("Client")
- **Lawn Service of Tulsa**, a fully insured and family-owned landscaping company ("Contractor")

2. Scope of Services

A. Lawn Care & Flower Bed Maintenance

- Weekly mowing (April–September), biweekly (October–March)
- Trimming, edging, and blowing of all lawn areas
- **Edging and weeding** of all four front entrance flower beds
- Seasonal cleanup of leaves, small limbs, and debris
- Shrub pruning and beautification support as needed

B. Sprinkler System Maintenance

- **Winterization** of the system in late fall
- **System startup and pressure testing** in early spring
- **Biweekly checks** during the active watering season
- **Adjust run times, zones, and schedules** as needed
- Replace or repair sprinkler heads and broken lines
 - *(All parts to be provided by the HOA at cost—no markup)*

C. Tree Maintenance & Emergency Response

- Regular limb pickup and debris removal from all common areas
- Haul away of large fallen limbs
- In the event of **partial or full tree falls**, Lawn Service of Tulsa will:
 - Offer **discounted tree removal rates**, or
 - Assist in **securing competitive bids** from outside vendors

D. Additional Tree Trimming (December–January)

- **Low-canopy trees** may be trimmed and shaped for safety and aesthetics
- **Beautification Committee members** may assist in approving which trees are trimmed
- All debris will be properly removed and hauled away

3. Payment Terms

- **Monthly Rate:** \$500
- **Quarterly Rate:** \$1,500
- **Billing:** Quarterly in advance
- **Cancellation:** Requires 30-day written notice from either party
- **Parts:** Sprinkler and system repair parts are paid separately by the HOA

4. Liability Insurance Requirement

Lawn Service of Tulsa shall maintain **active liability insurance** throughout the life of this agreement. Proof of insurance shall be provided to the Cedarcrest IIHOA Board and kept on file.

5. Total Value Summary

Service Category	Monthly Value
Lawn & Bed Maintenance	\$300
Sprinkler System Maintenance	\$100
Tree Maintenance & Debris Support	\$100
Total Package Value	\$500

6. Signatures & Approvals

This agreement and all additions have been reviewed and approved by the following members of the Cedarcrest IIHOA Board:

Approved By:

Signature: _____

Tom Berry, Vice President

Date: _____

Signature: _____

Libby Hardy, Secretary

Date: _____

Witnessed & Acknowledged By:

Signature: _____

Margaret Roberts, Special Events Committee

Date: _____

Signature: _____

Cameron DeWitt, Treasurer

Date: _____

Signature: _____

James D. Smith, President, Cedarcrest IIHOA

Date: _____

For Contractor:

Signature: _____

Miguel Lozoria, Owner, Lawn Service of Tulsa

Date: _____