

CEDARCREST II HOMEOWNERS ASSOCIATION

Lawn Service & Entrance Maintenance Agreement Renewal

September 1, 2026 – August 31, 2027

Contractor:
Lawn Service of Tulsa

Owner: **Miguel Lozoria**
Phone: **(918) 899-9315**

Website:
www.LawnServiceofTulsa.com

Introduction

Dear Miguel,

On behalf of the Cedarcrest II Homeowners Association Board of Directors, thank you for the outstanding work you and your team have provided over the past year.

Your professionalism, attention to detail, and willingness to work alongside our Board were instrumental in transforming our four neighborhood entrances into beautiful, professionally maintained landscapes. The quality of your work has exceeded our expectations, and we sincerely appreciate the partnership we have developed.

As we begin a new fiscal year, the Board is recommending a renewal of our maintenance agreement beginning **September 1, 2026**.

The only significant change to this agreement is a reduction in the annual contract amount. We want to emphasize that **this reduction is not a reflection of your service or performance**. Rather, it is the result of lower-than-anticipated HOA dues collections and the completion of the major capital improvement projects that required a higher level of maintenance during the past year.

Our goal is to continue our relationship with Lawn Service of Tulsa while adjusting the maintenance schedule to better reflect seasonal needs and the Association's current operating budget.

We appreciate your continued partnership and look forward to another successful year working together.

Term of Agreement

Effective Date: September 1, 2026

Expiration Date: August 31, 2027

Total Annual Agreement:

\$4,500.00

Payments will be made according to the seasonal schedule outlined below.

Scope of Services

Lawn Service of Tulsa agrees to provide complete lawn and entrance maintenance for all Cedarcrest II HOA common areas, including all four entrance landscape beds.

Services include:

- Lawn mowing and edging
- Flower bed weed removal during every scheduled visit
- Landscape bed maintenance
- Irrigation monitoring and minor adjustments
- Seasonal shrub trimming
- General cleanup

- Trash and debris removal
- Monitoring of landscape health
- Communication with the HOA Board regarding maintenance concerns
- Tree and limb removal when necessary for safety or traffic visibility

Annual Maintenance Schedule- New contract begins September 1, 2026 through May 31st budget year (June, July and August will be charged to a new CC II budget beginning June 1 2027)

September – November \$1500.

June, July and August Paid from contract agreement 2025-2026 budget Contract Amount: \$1,500.

Weekly maintenance including:

- Lawn mowing
- Irrigation monitoring
- Edging
- Shrub maintenance
- Flower bed weed removal
- Trash and debris removal
- Landscape bed maintenance
- General cleanup
- Tree and limb removal as needed, including limbs on the ground or in trees that create a safety hazard or obstruct traffic visibility.

December \$250.

Reduced Winter Maintenance

One scheduled maintenance visit including:

- Flower bed weed removal
- Landscape inspection
- Leaf removal
- Complete sprinkler system winterization unless otherwise directed by the Board
- General cleanup
- Tree and limb removal as needed
- Trash and debris removal

January \$0

No scheduled maintenance.

Emergency service may be requested by the Board for storm damage, irrigation emergencies, or other unforeseen circumstances.

February \$250.

One scheduled maintenance visit including:

- Flower bed weed removal
- Continue sprinkler system winterization until March unless otherwise directed by the Board
- Leaf removal
- Tree and limb removal as need
- General cleanup
- Landscape inspection

March – May

Contract Amount: \$1,000

March

Two scheduled maintenance visits including:

- Spring cleanup
- First mowing of the season
- Edging and trimming
- Flower bed weed removal
- Sprinkler system startup, inspection, testing, and adjustments
- Landscape inspection

April

Two scheduled maintenance visits including:

- Lawn mowing
- Edging
- Flower bed weed removal
- General cleanup
- Irrigation monitoring

May

Weekly full-service maintenance resumes including:

- Lawn mowing
- Edging
- Flower bed weed removal
- Landscape bed maintenance
- Irrigation monitoring
- General cleanup
- Trash and debris removal

June – August

Contract Amount: \$1,500

Weekly full-service maintenance including:

- Lawn mowing
- Edging
- Flower bed weed removal
- Landscape bed maintenance
- Irrigation monitoring and adjustments
- Seasonal pruning
- General cleanup
- Trash and debris removal
- Ongoing monitoring of the entrances and notification to the Board of any irrigation, landscape, or safety concerns.

Additional Services Included

The annual agreement also includes:

- Irrigation system monitoring throughout the growing season
- Complete sprinkler system winterization and spring startup
- Tree and shrub maintenance within the common areas
- Tree and limb removal when creating a safety concern or traffic hazard
- Storm debris cleanup in HOA common areas
- Recommendations for seasonal landscape improvements

- Communication with the Board regarding maintenance concerns or recommended repairs

Payment Schedule

Service Period	Amount	Service Period	Amount
September – November	\$ 1500.	March – May	\$1,000
December – February	\$500	June – August	\$1,500

Annual Contract Total: \$4,500

\$3000. Current budget Sept-May (June – August 2026 paid current budget/agreement ending August)

\$1500. June-August 2027-28 new hoa budget

Payments will be made by Cedarcrest II HOA following receipt of an invoice for each scheduled payment period.

Please provide the Board with your preferred mailing address for check payments, or advise if you would prefer another payment method so the Treasurer can update the Association's records.

Acceptance of Agreement

By signing below, both parties acknowledge and agree to the terms of this one-year Lawn Service & Entrance Maintenance Agreement.

Cedarcrest II Homeowners Association

James D. Smith, President

Signature: _____

Date: _____

Alex Isher, Vice President

Signature: _____

Date: _____

Joanna Pickard, Treasurer

Signature: _____

Date: _____

Megan Wondaal, Secretary

Signature: _____

Date: _____

Skyler Walker, Special Projects

Signature: _____

Date: _____

Lawn Service of Tulsa -Miguel Lozoria, Owner

Signature: _____

Date: _____