

# OAKLAWN

LANDSCAPING



*About Us*



# Welcome to OakLawn



Welcome to OakLawn Landscaping! We are delighted that you are considering our team for your landscaping needs. We want to personally extend our gratitude and assure you that our dedicated team is committed to providing exceptional care for your outdoor space.

At OakLawn Landscaping, we understand that maintaining a beautiful landscape requires expertise, attention, and a genuine love for nature. With years of experience in landscape maintenance, we have established ourselves as a trusted name in the industry. Our skilled team takes pride in using the finest techniques, top-quality materials, and eco-friendly practices to keep your landscape thriving. We offer a comprehensive range of maintenance services to meet your specific needs.

What sets us apart is our commitment to building lasting relationships with our clients. We believe in open communication and collaboration, ensuring that your preferences, concerns, and budget considerations are taken into account at every step. Our team will work closely with you to create a customized maintenance plan that aligns with your vision and keeps your landscape looking its best.

Thank you for considering OakLawn Landscaping as your trusted partner in landscape maintenance. We are confident that our expertise, dedication, and attention to detail will exceed your expectations. We look forward to the opportunity of caring for and enhancing your outdoor space, so you can enjoy its beauty year-round.

## Mission & Vision

### **Mission**

*Our Mission is to develop our people, make happy customers, and create great look'n places.*

### **Vision**

*To be the premier landscape company in the Washington DC, Maryland, and Virginia area.*

# 360° Circle of Service



The 360° Circle of Service emphasizes four crucial stages: Design, Develop, Maintain, and Enhance. This framework ensures the longevity, efficiency, and continuous improvement of products or services. Let's explore each stage briefly.

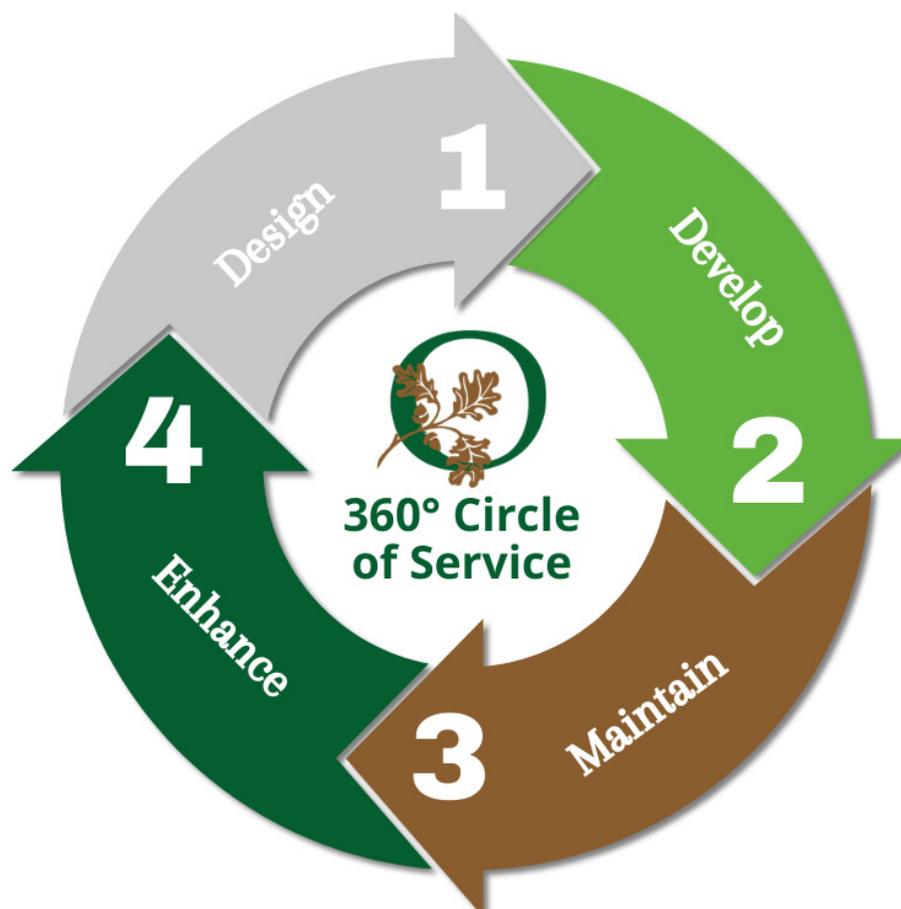
**Design:** Thorough planning and consideration of usability, scalability, and robustness.

**Develop:** Turning design concepts into a tangible product through coding, testing, and quality assurance.

**Maintain:** Preserving stability through proactive monitoring, regular updates, and user support.

**Enhance:** Continuous improvement based on feedback, market trends, and technological advancements.

The 360° Circle of Service provides a comprehensive approach to product maintenance, covering design, development, maintenance, and enhancement for sustainable success.



# Licenses & Registrations



LICENSE \* REGISTRATION \* CERTIFICATION \* PERMIT  
**STATE OF MARYLAND**  
**MARYLAND DEPARTMENT OF LABOR**

Lawrence J. Hogan, Jr.  
Governor  
Boyd K. Rutherford  
Lt. Governor  
Tiffany P. Robinson  
Secretary

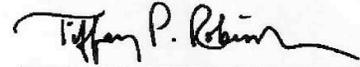
**MARYLAND HOME IMPROVEMENT COMMISSION**

CERTIFIES THAT:  
SUPERIOR LAWN & GARDEN LLC

OAKLAWN  
05-128641  
12833 HIGHLAND ROAD  
HIGHLAND MD 20777

IS AN AUTHORIZED: **05 - CONTRACTOR/SALESMAN (CORP/PART)**

<u>LIC/REG/CERT</u>	<u>EXPIRATION</u>	<u>EFFECTIVE</u>	<u>CONTROL NO</u>
128641	09-29-2024	N/A	5931612



Signature of Bearer

Secretary

WHERE REQUIRED BY LAW THIS MUST BE CONSPICUOUSLY DISPLAYED IN OFFICE TO WHICH IT APPLIES

08 05 128641

5,931,612

08 05 128641

MARYLAND HOME IMPROVEMENT COMMISSION  
1100 N. EUTAW STREET  
BALTIMORE, MD 21201

SUPERIOR LAWN & GARDEN LLC  
OAKLAWN  
05-128641  
12833 HIGHLAND ROAD  
HIGHLAND MD 20777

<u>LIC/REG/CERT</u>	<u>EXPIRATION</u>	<u>EFFECTIVE</u>	<u>CONTROL NO</u>
128641	09-29-2024	N/A	5931612

Signature of Bearer \_\_\_\_\_ Secretary \_\_\_\_\_

# Certificate of Insurance



## CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
08/25/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Georgetown Insurance, an Alera Group Company 10010 Colesville Road Suite A Silver Spring MD 20901		<b>CONTACT NAME:</b> Patricia Rubini <b>PHONE (A/C, No, Ext):</b> (301) 681-9645 <b>FAX (A/C, No):</b> (301) 593-2590 <b>E-MAIL ADDRESS:</b> pattir@georgetownins.com	
<b>INSURED</b> Oaklawn Landscaping LLC P. O. Box 82 Highland MD 20777		<b>INSURER(S) AFFORDING COVERAGE</b> <b>INSURER A:</b> Atlantic States Insurance <b>INSURER B:</b> Donegal Mutual Insurance Co. <b>INSURER C:</b> <b>INSURER D:</b> <b>INSURER E:</b> <b>INSURER F:</b>	
		<b>NAIC #</b> 22586	

### COVERAGES

**CERTIFICATE NUMBER:** 23-24 Master

**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR VWD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Pesticide/Herbicide GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC OTHER:	Y	Y	CPA8924615	12/31/2022	12/31/2023	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 15,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 3,000,000 PRODUCTS - COMP/OP AGG \$ 3,000,000 Herbicide/Pesticide \$ 100,000
A	<b>AUTOMOBILE LIABILITY</b> <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY	Y	Y	CAA8924615	12/31/2022	12/31/2023	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ PIP-Basic \$ 2,500
B	<input checked="" type="checkbox"/> <b>UMBRELLA LIAB</b> <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 0	Y	Y	CXL8924615	12/31/2022	12/31/2023	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000
A	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	1000035579	12/31/2022	12/31/2023	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

INFORMATION PURPOSES ONLY

### CERTIFICATE HOLDER

INFORMATION PURPOSES ONLY  
INFORMATION PURPOSES ONLY  
INFORMATION PURPOSES ONLY

### CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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# References



**Robert Harnsberger**

INEOS Pigments  
443-310-1608

**Maria Ortiz**

Kettle Cuisine  
443-966-0533

**Sari McLeod**

Complete Management Services Inc  
410-255-4255

**Greg Stephen**

WillScot Mobile Mini  
240-814-4659

**Taneesha Ford**

Residences at St. Elizabeth East  
445-866-1567

**Chris Westerlund**

Samson Properties  
240-372-7654



# What Our Customers Say!

*"The Whiting-Turner Contracting Company has used Oaklawn Landscaping numerous times on projects for multiple services. Without question, they are always reliable, professional, punctual and cost efficient to numerous types of work that they offer. In addition, their attention to detail and their willingness to finish the job correctly no matter what cannot go unnoticed. I highly recommend their services for all the work they offer."*

**- The Whiting-Turner Contracting**



# Commercial Landscaping



As proud members of the Central Maryland community, we bring our deep expertise to managing complex commercial properties in the region. The diversity of services required by these properties is met with our reliable, well-coordinated approach. We prioritize clear communication and ensure your landscape never falls short of excellence.



## Commercial Landscape Management

At OakLawn, we don't just maintain your commercial property; we manage it holistically. We provide a comprehensive range of landscaping services, making informed recommendations for all outdoor aspects. Our dedicated team ensures your property is both aesthetically pleasing and safe. By offering multiple services under one roof, we eliminate the need for you to engage multiple vendors, saving you time and effort.

We cater to all your landscaping needs, meaning you won't need to look elsewhere once you experience the high-quality work we deliver.

# Landscape Maintenance



Our hallmark service, landscape management, spans both commercial and residential landscapes across the DMV area. We don't merely create beautiful landscapes and move on. We're here to provide year-round maintenance, recognizing that landscaping is an investment in your property deserving ongoing care. Key maintenance goals involve appropriate watering, monitoring hardscapes for potential issues, maintaining plant health, implementing landscape enhancements, and ensuring safety.

## Maintenance Services

We offer a suite of services under our landscape maintenance umbrella, including:

- Garden Care
- Bed Maintenance
- Tree Care
- Annual Flower Rotation
- Watering
- Hardscape Maintenance



# Landscape Enhancements



Routine maintenance is essential to preserve your property's core features, but to truly stand out in your locale, landscape enhancements are vital. Without periodic additions of fresh plants, mulch, and other features, your landscape could appear stagnant. Regularly updating your landscape invigorates your property, letting visitors appreciate your commitment to maintaining its beauty and vitality.

## Defining Landscape Enhancements

Upon assessing your property, several enhancement opportunities may become evident. Here are a few you might consider:

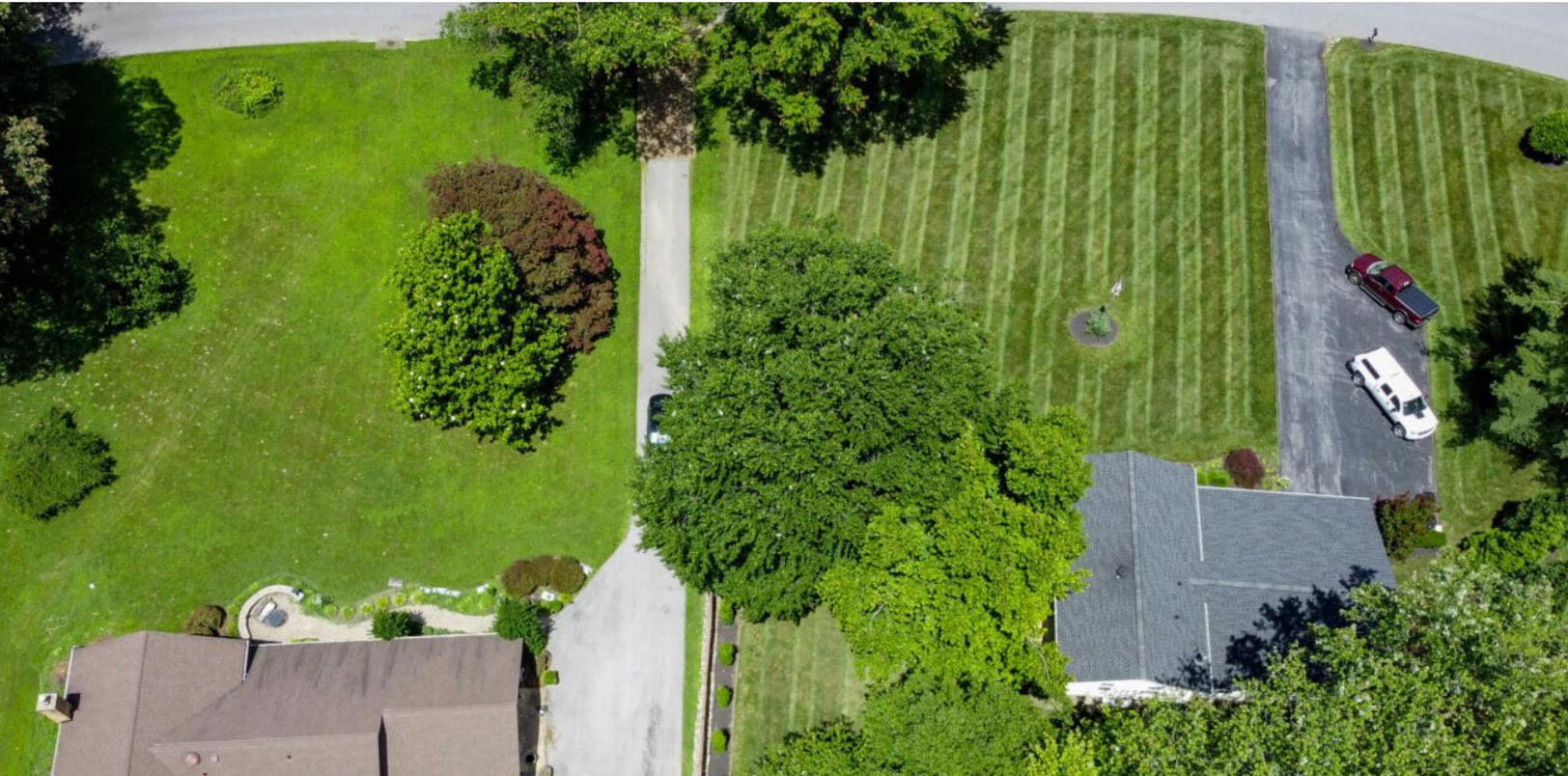
- Annual Flowers
- Mulch
- Flower Installation
- Decorative Rock
- Hardscapes



# Lawn Care



Your lawn is a fundamental aspect of your landscape. Keeping it vibrant and green year-round involves much more than regular mowing and sporadic watering. Achieving an exceptional lawn requires an array of services to keep it in peak condition. At OakLawn, we view lawn care as an art form, treating every challenge with a solution-oriented mindset. With us, you are partnering with a team that always has the answers.



## Lawn Care Services

There's a multitude of tasks to perform to ensure your lawn remains healthy. At OakLawn, we offer a comprehensive range of services such as:

- Mowing
- Edging
- Weed Control
- Leaf Removal
- Core Aeration
- Over-Seeding
- Watering

# Irrigation Services



Every lawn, be it commercial or residential, needs water to thrive. The most effective way to do this is by installing an irrigation system, thereby maximizing your water efficiency. Not only does this method benefit your lawn, but it also results in significant savings by avoiding overwatering. While some might opt for manual watering, an OakLawn-installed irrigation system offers the convenience of an automated, hassle-free solution.

## Irrigation Services

To optimize your irrigation system's performance, routine maintenance is key. Quick repair of any damages ensures that your system runs smoothly and prevents bigger issues from cropping up.

- Irrigation Installation
- Routine Maintenance
- Irrigation Repair

## Preventative Maintenance

Trusting OakLawn with your irrigation system means placing your faith in an experienced team. Our technicians are well-versed in the latest irrigation technologies, guaranteeing the utmost efficiency and health of your turf. Routine maintenance not only prevents potential issues but also ensures that you're getting the best value for your money. Remove the guesswork and entrust your irrigation needs to OakLawn Landscaping.



# Tree Services



Trees are an invaluable asset to any property, significantly elevating its aesthetic appeal while offering an additional layer of privacy and architectural structure. These living pillars create a serene ambiance, provide shade, and contribute to the overall ecological balance of your landscape. However, trees are complex organisms that require much more than just casual observation to thrive.

## Tree Services

Our highly skilled technicians keep abreast of the latest practices in the tree care industry. To ensure the health and longevity of your trees, consider our comprehensive services:

- Trimming / Pruning
- Tree and Stump Removal
- Tree Fertilization



## Prioritize The Health Of Your Trees

The health of your trees should never be left in the hands of an inexperienced or unreliable contractor. Arbor care is a complex field that, if mishandled, can lead to potential liability issues or even legal troubles. To avoid these risks, entrust your tree care needs to the dependable and proficient team at OakLawn.

**Client:**

John Hoatson  
3820 40th Avenue  
Cottage City, MD 20722

**Prepared By:**

Corey Rill  
*Business Development Manager*  
corey@oaklawnlandscaping.com  
410-913-2754

Start Date: April 01, 2025

End Date: March 31, 2026

**Property Address:**

Cottage City  
3820 40th Avenue  
Cottage City, MD 20722

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**Description of Services & Pricing:**

OakLawn Landscaping will provide services to the following areas as laid out in provide RFP:

1. Area around and in front of Town Hall
2. Common areas on Cottage Terrace
3. Garden area and area at dead end
4. Small lot across street from 3709 38<sup>th</sup> Street
5. Cottage Terrace and 38<sup>th</sup> Street (old fire house) along walk and hill
6. Area from 3705 Cottage Terrace up to stop sign at 38<sup>th</sup> Street
7. Triangle bump-out on Bladensburg Road
8. Path at railroad tracks up to stop sign at 38<sup>th</sup> Street.
9. 3813 Cottage Terrace

Area 1 is the only section to receive services as provided in scope of services below.

Areas 2-9 will be maintain via mowing, string trimming, and clearing debris from hard surfaces. Areas 2-9 will not receive turf treatments or core aeration and overseeding.

**Property Clean-ups**

**Early Season Clean-up**

Area 1 only:

- General landscape debris will be removed from the turf, mulch beds, etc.
- Excessive branches from storm damage are not included.
- Cut back of perennials and roses.
- Application - Prior to Mowing Season

**Turf Care & Maintenance**

### **Mowing, Trimming & Blowing - Turf**

Service to be provided to areas 1-9:

- Existing turf areas will be mowed on an average of every 6 - 14 days (weather permitting) during the growing season.
- In conjunction with each mowing, trimming shall be performed around the buildings, structures, and other obstacles within the turf area.
- String trimmers may leave a buffer of up to six inches (6") around obstacles that could be damaged such as plastic fencing, plastic posts, siding extending into the turf canopy, etc.
- Hard surfaces that accumulate debris from mowing service will be blown off.
- Pick up and removal of light/small trash prior to mowing.
- Application - Continuous

### **Turf Fertilizer & Weed Control**

Area 1 only. Round 1 has been completed and is included as it will be completed in March 2026.

- Round 1: Nitrogen and potassium fertilization with pre-emergent crabgrass and annual weed control. Broadleaf weed control will be applied when weather conditions are conducive. Consistent 45 degree + soil temperatures will trigger the start of spring broadleaf weed control. Pre-emergent products should NOT be applied to areas recently seeded.
- Round 2: Nitrogen and potassium fertilizer with second pre-emergent crabgrass and annual weed control will be provided. Broadleaf weed control will be target applied as needed. Surface insect inspection and treatment if needed. Crabgrass post-emergent will also be used to control early germinated crabgrass up to the leaf stage. Pre-emergent products should NOT be applied to areas recently seeded.
- Round 3: Fall nitrogen and potassium fertilization applied in order to strengthen the grass after summer stresses. Weed control will be target applied where needed.
- Round 4: Winter fertility is applied in order to strengthen the grass prior to winter dormancy. This application will improve the spring health and greenup.

### **Core Aeration & Overseeding**

Area 1 only:

- Core aeration will be completed on existing turf areas in two directions.
- This service involves perforating the soil with small holes to alleviate compaction, improve air circulation, and promote root growth, ultimately enhancing the overall health and vigor of the lawn or turf.
- Core aeration boosts nutrient absorption and water infiltration, fostering healthier turf and plant growth.
- Overseeding will be completed in conjunction with the Core Aeration service.
- Certified turf type tall fescue and/or shade seed mix will be spread over existing turf areas.
- Overseeding helps fill in thin and bare areas, improve density, and enhance overall turf appearance.
- Seed will be applied at a rate of approximately 4 pounds per thousand square feet.
- Application - Late Summer/Fall

### **IPM**

- IPM is a science-backed approach for managing pests, reducing harm to people and the environment. It blends methods like biological control and habitat modification to prevent long-term damage. Pesticides are a last resort, used cautiously. Key principles involve identifying pests, setting monitoring guidelines, implementing controls, and assessing outcomes systematically. IPM monitoring evaluates, and provides possible solutions to address immediate pest issues and prevent long-term damage to the environment and reduce risks to human health. It reflects a responsible and systematic way of managing pests, prioritizing non-chemical methods whenever possible.
- IPM visits are routinely conducted as part of the standard scope of service. Any issues or observations of note will be communicated to the client.
- If chemical treatments are needed, they will be completed outside the standard scope of service at an additional charge.

### **Bed Maintenance**

#### **Bed Edging**

Area 1 only:

- Tree rings and ornamental beds will be edged to a depth of approximately 3 inches, establishing a distinct boundary between the turf and landscape beds and tree rings.
- Oaklawn can not be held responsible for damages caused to buried utilities included but not limited to irrigation and lighting systems, invisible dog fencing, ect., by edging any bed, unless documented locations are provided.
- Approximate time of service - Prior to the mulching

#### **Mulching w/ Pre-Emergent Application**

Area 1 only:

- Existing weeds will be treated and/or removed from existing mulch areas before mulch application.
- A selective pre-emergent herbicide will be evenly spread in landscape beds and tree rings before installing new mulch.
- High quality, double shredded mulch, **Black dyed mulch**, will be evenly spread over existing landscape beds.
- Finished mulch depth will be approximately 2-3 inches including existing mulch.
- New mulch will not be installed against the base of trees or shrubs
- Areas of complete ground cover may not receive mulch
- Excessive mulch reduction is not included in the standard scope of work. If needed, a separate proposal will be provided.

#### **Weeding Landscape Beds**

Area 1 only:

- Weeds will be controlled using both physical and chemical removal methods.
- A non-selective, post-emergent herbicide will be used to control weeds growing in cracks of hard services to include, sidewalks, curbs, and parking areas.
- Treatment may be skipped if an area is not accessible due to vehicles or other obstacles.
- Approximate time of service - Every mowing visit

### **Power Edging**

### **Stick Edging**

Area 1 only:

- Concrete sidewalks and curbs (hard edges), throughout the serviceable area, will be edged with a mechanical edger or string trimmer with the appropriate guard in place.
- Resulting debris will be blown and dispersed into surrounding turf areas.
- Areas may be skipped if an area is not accessible due to vehicles or other obstacles.
- Approximate time of service - Every other mowing visit

### **Pruning Shrubs and Trees**

#### **Pruning & Trimming**

Area 1 only:

- Necessary shrubs on the property will be hand pruned and/or sheared to maintain their aesthetic qualities.
- Pruning and shearing are performed to keep plants within the bounds of the planting beds, to maintain shape and form, and to encourage vigorous new growth.
- Type of pruning will be at the discretion of Oaklawn.
- Service does not include corrective or reduction pruning.
- Approximate time of service- During the growing season as appropriate based on growth rates, flowering time, and natural form.

#### **Tree Pruning**

Area 1 only:

- Tree pruning is limited to trees in landscape beds or maintained turf with a diameter (caliper) of 6 inches or less, measured at a height of 24 inches.
- Pruning activities are restricted to within 10 feet from ground level, employing hand pruners, pole saws, or clippers. It's important to note that tree pruning excludes addressing damage from storms or natural occurrences.
- Pruning will address low hanging, declining, and/or dead branches.
- Sucker growth from the base and/or trunk shall be removed.
- Approximate time of service - As needed throughout the season

**COST OF SERVICES**

<b>SERVICES</b>	<b>VISITS</b>	<b>SALES TAX</b>	<b>TOTAL PRICE</b>
Early Season Clean-up	1	\$0.00	\$1,758.00
Mowing, Trimming & Blowing - Turf	24	\$0.00	\$5,496.00
Turf Fertilizer & Weed Control	4	\$0.00	\$820.00
Core Aeration & Overseeding	1	\$0.00	\$824.00
IPM	4	\$0.00	\$0.00
Bed Edging	1	\$0.00	\$250.00
Mulching w/ Pre-Emergent Application	1	\$0.00	\$1,253.00
Weeding Landscape Beds	24	\$0.00	\$2,328.00
Stick Edging	7	\$0.00	\$413.00
Pruning & Trimming	3	\$0.00	\$819.00
Tree Pruning	1	\$0.00	\$79.00
		<b>\$0.00</b>	<b>\$14,040.00</b>

**PAYMENT SCHEDULE**

<b>SCHEDULE</b>	<b>PRICE</b>	<b>SALES TAX</b>	<b>TOTAL PRICE</b>
April	\$1,170.00	\$0.00	\$1,170.00
May	\$1,170.00	\$0.00	\$1,170.00
June	\$1,170.00	\$0.00	\$1,170.00
July	\$1,170.00	\$0.00	\$1,170.00
August	\$1,170.00	\$0.00	\$1,170.00
September	\$1,170.00	\$0.00	\$1,170.00
October	\$1,170.00	\$0.00	\$1,170.00
November	\$1,170.00	\$0.00	\$1,170.00
December	\$1,170.00	\$0.00	\$1,170.00
January	\$1,170.00	\$0.00	\$1,170.00
February	\$1,170.00	\$0.00	\$1,170.00
March	\$1,170.00	\$0.00	\$1,170.00
	<b>\$14,040.00</b>	<b>\$0.00</b>	<b>\$14,040.00</b>

### OPTIONAL SERVICES

**Annual Flower Installation** **\$0.00**

- Spring annual flowers are installed in May or June, depending on weather conditions.
- Fall annual flowers are installed in September or October, depending on weather conditions.
- Beds will be cultivated and the appropriate amendments may be added if needed.
- Annual flowers will be watered one time at installation.
- Additional watering can be completed on a T&M basis.

**T&M Clean Up** **\$0.00**

- Cleanup of excessive debris from storms and/or natural disasters will be billed based on time and material rates listed below.
- Times will be rounded up to the nearest full hour and are calculated based on port to port, with a three (3) hour minimum.
- Current Hourly Rate
  - \$75.00 per man hour
  - \$225.00 dump fee per truck
- Approximate time of service - As Needed and Approved

**Watering** **\$0.00**

- Watering services for new or existing shrubs, trees, plants, new seed or new sod. Everyone knows that the weather doesn't always cooperate, and your expensive new landscape or lawn needs water to stay healthy. Our services will make sure your lawn or landscapes are staying hydrated when the weather isn't cooperating.
- This service can be completed on a scheduled routine or a on-call basis.
- Oaklawn can not be held responsible for damages to water spigots from normal use.
- The price is \$75.00 per man, per hour. There is a minimum charge of \$250 per visit, unless completed with another service.

## **Service Agreement**

- 1. Entire Agreement.** This Service Agreement contains the entire agreement between the Parties and supersedes all prior and contemporaneous negotiations, promises, understandings, commitments, proposals, or agreements, whether oral or written on the subject matter addressed herein. This Agreement may only be modified or amended by a writing signed by authorized representatives of both Parties.
- 2. Agreement Acceptance.** The Agreement constitutes Oaklawn Landscaping, LLC (hereafter referred to as "Oaklawn") offer to Client and shall become a binding contract upon acceptance by Client's signature on this Agreement and/or instruction to perform the Services by Client's authorized representative. The Parties agree that the provisions of the Agreement shall control and govern over any contract terms and/or Purchase Orders generated by Client and that such documentation may be issued by Client to, and accepted by, Oaklawn without altering the terms hereof.
- 3. Assignment.** The Client may not assign this Agreement or transfer any right, interest, obligation, claim, or relief under this Agreement without the prior written consent of the other party. The client acknowledges that Oaklawn may subcontract portions of the Work to subcontractors.
- 4. Relationship of Parties.** The legal relationship of Oaklawn to Client with respect to the Services shall be that of an independent contractor, not an agent or employee. Oaklawn is responsible for its own licenses, and insurance pertaining to its employees and operations.
- 5. Insurance.** Oaklawn shall secure and maintain, throughout the performance of Services under this Agreement, General Liability, Workman's Compensation, Auto Liability & Umbrella Liability coverage. If required in writing by the Client, Oaklawn shall furnish Certificates of Insurance verifying such insurance.
- 6. Price, Quality, and Workmanship.** The amounts in the "Payment Schedule" include all labor, materials, insurance, and equipment for the performance of the specified Services in the "Proposal". Materials supplied as part of this agreement are guaranteed to be as specified and all work shall be completed in a workmanlike manner. Unless otherwise stated in writing Oaklawn shall have the right to use the information provided by the client and/or their agents. The Client acknowledges that Oaklawn is not responsible for guaranteeing the suitability of any landscape design provided by others, or of the long-term viability of plant material utilized within that specified landscape design or of the site constraints (including watering restrictions) under which Oaklawn is required to perform its Services.
- 7. Agreement Renewal.** Unless Client notifies Oaklawn regarding its intent to terminate Services prior to expiration of the "Initial Term", this Agreement will renew automatically for an additional 12 month term and will continue to renew at the end of each successive 12 month term unless canceled by either party in accordance with the "Termination" provision or by either party with written notice of not less than 30 days prior to the end of the "Initial Term" or any automatic term(s). Charges will increase by 3.0% at the commencement of each additional automatic twelve (12) month renewal term.
- 8. Payment Terms.** Billing for Services occurs in advance at the first of each month in accordance with the "Payment Schedule" of this agreement. Payment for Service(s) is due upon receipt of monthly invoices. The Parties contractually agree that interest on all past due amounts shall accrue at 1.5% on all balances not paid within 30 days, this computes to an annual percentage rate of 18% or the allowable rate provided by law. Payments should be mailed to: Oaklawn Landscaping, LLC, PO Box 82, Highland, MD 20777, or electronically transferred directly into Oaklawn's financial banking institution. Oaklawn charges a 3% credit card processing fee.
- 9. Termination for Cause.** If Oaklawn does not fulfill its obligation and fails to correct any such default within 30 days after receiving written notice specifying acts and omissions, the client has the right to terminate this agreement. In the event of a "Termination for Cause", Client shall notify Oaklawn of the termination date in writing and pay Oaklawn for all Services performed to the effective date of termination.
- 10. Default.** If Client breaches its obligations under this Agreement to permit and cooperate with Oaklawn's performance

of its duties or Client fails to make payment for any Services within 30 days of receipt of Oaklawn's invoice, Oaklawn may, but shall not be obligated to, suspend Services until the breach is cured and/or until all arrearages have been paid in full. This Agreement will terminate automatically and without notice upon the insolvency of, or upon the filing of a bankruptcy petition by or against Client.

**11. Claims.** Oaklawn's responsibility regarding services that do not meet the warranty shall be limited, at Oaklawn's sole discretion, to either reperformance of the defective services and replacement of the defective materials without charge within 90 days of completion of the defective services and/or materials, or providing a credit to the client's account of monies paid by the client for the portion of services and/or materials determined to be defective. If the attached Proposal specifies a longer warranty period, that period will apply. Both parties will make good-faith efforts to resolve any claims within 30 days. If they cannot be resolved, any disputes arising from the agreement will be decided through the dispute resolution process outlined below. Each party will bear its own costs, including attorney's fees. However, the prevailing party will be entitled to collect reasonable costs and attorney's fees for enforcing this agreement as permitted by applicable law.

**12. Dispute Resolution and Governing Law.** By entering into this Agreement, the parties agree that the courts of the State of Maryland, shall have the sole and exclusive jurisdiction to entertain any action between the parties hereto and the parties hereto waive any and all objections to the venue being in the state courts located in Howard County, Maryland (and agree that the sole venue for such challenges shall be Howard County, Maryland).

**13. Excusable Delays and Risk of Loss.** Oaklawn will not be considered in breach of this Agreement or liable for damages due to delays, failure to perform any obligation under this Agreement, or losses caused by circumstances beyond its reasonable control (including but not limited to governmental restrictions or requirements, drought conditions, acts of God, severe or unusual weather, natural catastrophes, vandalism, or acts of third persons). The client assumes the full risk of loss attributable to all such occurrences, (including but not limited to the repair or replacement of landscaping and payment to Oaklawn of all amounts provided in this Agreement) even if Oaklawn may not have been able to provide all or any of its services during such occurrences or until the premises described under this Agreement has been restored to its previous condition. If the Property is located in an area that is or becomes subject to government-imposed water usage restrictions and/or specific watering times applicable to the Services, Oaklawn will comply with those restrictions. This compliance may affect the performance, viability, and appearance of plant materials and will be considered circumstances beyond Oaklawn's reasonable control.

**14. Third-Party Indemnification.** Client agrees to indemnify and hold harmless Oaklawn from any claims that arise from the conduct or actions of the Client. The indemnity rights and obligations outlined in this Agreement are the only ones between the parties, whether in law or equity, related to Oaklawn's services under this Agreement or any claims related to those services.

**15. Liability Limitation.** Except for the indemnification provision applicable to claims by third parties against Client, Oaklawn's total and cumulative liability to Client for any and all claims, losses, costs, expenses and damages, whether in contract, tort or any other theory of recovery, shall in no event exceed the amount Client has paid to Oaklawn for Services under this Agreement during the calendar year in which the claim first occurred. In no event shall Oaklawn be liable for incidental, consequential, special or punitive damages.

**16. Indirect Damages.** The Parties are not liable to each other or to any third party for any economic, consequential, incidental, or punitive damages (including but not limited to income, profits, loss of use, and financing) arising out of or relating to this Service Agreement or the performance of the Services.

**17. Modification in Law.** This Agreement is based on the laws and regulations that are in effect at the time of signing. If a government authority enacts new laws or changes regulations in a way that raises Oaklawn's expenses related to providing the services under this Agreement, Oaklawn reserves the right to inform the Client in writing about the substantial cost increase and to adjust the pricing accordingly as of the date when the increased costs take effect. Oaklawn is required to provide clear documentation supporting the cost increase and can only adjust the pricing to cover the actual expenses incurred.

**18. Non-waiver.** Oaklawn's delay or omission in exercising any right under this Agreement, or any partial exercise of any

right, will not be considered as a waiver of that right or any other right under this Agreement, as provided by law or equity. Any purported waiver of any right will only be effective if it is in writing and signed by an authorized representative of Oaklawn. A waiver on one occasion will not prevent Oaklawn from exercising that right on any other occasion. All rights of Oaklawn under this Agreement, whether at law or in equity, are cumulative, and the exercise of one right will not be considered as a bar to or waiver of any other right.

**19. Severability.** If any provision of this Contract will be held to be invalid or unenforceable for any reason, including by a court of law, the remaining provisions will continue to be valid and enforceable.

**NOTE:**

*1. If certain items or details that you discussed with any Oaklawn representative and are not listed in this proposal, do not assume it is included in this Proposal.*

*1. The client is responsible for notifying Oaklawn Landscaping of any underground wiring including but not limited to Invisible Fencing, Piping, Drain Systems, or any other underground utilities or devices that we have not been notified of.*

*3. Oaklawn Landscaping is not responsible for damages to any underground utilities or devices that we have not been notified of.*

*4. MHIC License # 128641*

*5. This Proposal is good for 30 days unless otherwise written by Oaklawn Landscaping.*

*By signing below you agree to the initial service(s) and pricing as well as our Agreement for Service that is included with this proposal.*

**Signed:**

\_\_\_\_\_  
**Corey Rill**

**Date:**

4/1/2025  
\_\_\_\_\_  
**Oaklawn Landscaping LLC**

**Signed:**

\_\_\_\_\_

**Date:**

\_\_\_\_\_  
**Cottage City**

# Snow Removal



Winter in DMV area can be relentless, unleashing snow and ice that require immediate attention. As a commercial property owner, it's crucial to clear your property swiftly after a storm to ensure safe access. Safety is paramount, and managing liability is a key concern. You need a responsive service with clear communication, ready to handle your snow removal needs.

## Why Choose Snow Removal Services?

Considering the inevitable winter storms, here are some compelling reasons to engage professional snow removal services:

- Reduce Slip/Trip/Fall Risks: Keep your premises safe for everyone.
- Ensure Accessibility: Allow employees and customers unhindered access to your facilities.
- Smooth Business Operations: Prevent disruptions to your business activities.





# Contact OakLawn

Call: 301-854-0684

Email: [info@oaklawnlandscaping.com](mailto:info@oaklawnlandscaping.com)

Send mail to:

P.O. Box 82, Highland, MD 20777

Office Hours:

Monday – Friday: 8AM-4PM

Saturday & Sunday: Closed

