



# Landscape Management Agreement

Occoquan Landing HOA

Prepared by  
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## 2026-2027 Maintenance Contract

THIS AGREEMENT is made this February 27, 2026, by and between American Management of Virginia, whose principal place of business is located at 1672 Georges Knoll Court, Lake Ridge, VA 22192 and Meridian Landscaping & Design, a Sterling, VA business.

Katrina Holmes ("The Client"), desires to have landscape and grounds maintenance services performed at 1672 Georges Knoll Court, Lake Ridge VA, 22192 to be provided by Meridian Landscaping & Design (The "Contractor").

TERM OF AGREEMENT: The term of this Agreement shall commence on February 1, 2026 and shall continue until January 31, 2028 unless sooner terminated by either party with 30 day written notice.

Property	Annual Total
Occoquan Landing HOA	<b>\$8,700.00</b>

## Payment Schedule

Schedule	Price	Sales Tax	Total Price
February	\$725.00	\$0.00	\$725.00
March	\$725.00	\$0.00	\$725.00
April	\$725.00	\$0.00	\$725.00
May	\$725.00	\$0.00	\$725.00
June	\$725.00	\$0.00	\$725.00
July	\$725.00	\$0.00	\$725.00
August	\$725.00	\$0.00	\$725.00
September	\$725.00	\$0.00	\$725.00
October	\$725.00	\$0.00	\$725.00
November	\$725.00	\$0.00	\$725.00
December	\$725.00	\$0.00	\$725.00
January	\$725.00	\$0.00	\$725.00
	<b>\$8,700.00</b>	<b>\$0.00</b>	<b>\$8,700.00</b>

**Core Services**

<b>Service</b>	<b>Occurences</b>
Mowing	24
Trimming and Pruning	3
Spring Clean up	1
Mulch Installation	1
Bed Edging	1
Leaf Removal	3
Tree Trimming	1
Summer Seasonal Color Program	1
Fall Seasonal Color Program	1
IPM Application	1
Turf Care Application - Round 1	1
Turf Care Application - Round 2	1
Turf Care Application - Round 3	1

## Regular Maintenance

### Mowing

- Lawn area shall be mowed at 3 to 4 inches height throughout the mowing season. During the mowing season, all lawn areas will be mowed every 7 to 10 days as needed or as weather dictates. The mowing operation will include trimming around all obstacles and removing mowing debris from walks, curbs, and other hard surfaces.
- Edging of all sidewalks, curbs, and other paved areas will occur every other mowing during the mowing season. Debris from edging will be swept, removed, or blown clear of all hard surface areas.

### Trimming and Pruning

- Shrubbery requiring shearing and/or pruning, shall be pruned as needed throughout the year. (3-4x dependent upon species).

### Spring Clean up

- General landscape debris (sticks, trash, leaves, etc.) will be removed from lawn and garden areas. Clean-up of larger fallen branches and larger, unforeseen debris will be considered an additional cost.
- Beds and tree wells will be weeded. Hard surfaces will be sprayed with weed control as needed.
- Hedges and shrubs will be trimmed and shaped as needed. Perennials will be deadheaded, and cutback as needed.

### Mulch Installation

- Edging of all beds and tree wells.
- A pre-emergent granular herbicide will be applied to all planting bed areas.
- All beds and tree wells shall be mulched with double shredded hardwood color-enhanced mulch.

### Bed Edging

- Trench edging of planting beds and tree rings.
- Specified areas will be defined with a 1-2" depth trench edge to provide a continuous flowing planting bed line.

### Leaf Removal

- Fallen leaves shall be removed from the grass & garden areas on three separate visits during the fall season.

### Tree Trimming

- Pruning will be completed during the dormant season on ornamental deciduous trees and shrubs. Pruning will include the removal of dead or diseased branches, suckers, crossing branches, weak crotches, and branches not consistent with the rest of the tree. All pruning will be limited to 10' feet in height and will only be done on ornamental trees (natural trees are not included). Standard pruning practices will be followed.

### Summer Seasonal Color Program

Provide and install seasonal color to annual flower beds throughout the property.

- size 6"
- qty 80

### Fall Seasonal Color Program

Provide and install seasonal color to annual flower beds throughout the property.

- size 6"
- qty 80

### IPM Application

- Ornamental trees and shrubs will be inspected and treated to control insects and disease when necessary. Appropriate measures will be taken to control aphids, mites, scale, flies, borers, and beetles.
- Meridian practices Integrated Pest Management and will inspect plant material regularly for pests. Only when pests are detected will a control application be applied. This limits the amount of insecticide introduced into the environment to only what is needed for control. The Property Manager will be notified 48 hours in advance of any treatment. This agreement does not cover damage by Crape Myrtle Scale, Emerald Ash Borer, Gypsy Moth, Fire Ants, Southern Pine Beetle, or Ambrosia Beetle. Excluded pests can be contracted for control under a separate agreement.

## Fertilization

### Turf Care Application - Round 1

Early Spring (Feb-March)

- Complete feeding with balanced nitrogen fertilizer.
- Pre-emergent crabgrass controls.
- Post-emergent broadleaf weed control.

### Turf Care Application - Round 2

Late Spring-Summer(April-June)

- Complete feeding with slow-release nitrogen fertilizer.
- Pre-emergent crabgrass controls.
- Post-emergent broadleaf weed control.

### Turf Care Application - Round 3

Fall (Oct.-Nov.)

- Heavy rate high nitrogen fertilization.
- Post-emergent weed control.

## Terms & Conditions

**Cost and Payment:** The Property Manager agrees to pay the Contractor the above-mentioned amount. Invoices will be sent monthly, with 12 equal monthly payments. If the Contractor does not receive payment at the address of 116 Ruritan Road, Sterling, VA 20164, by the 15th of the given month for any reason not deemed by the Contractor to be the fault of the Contractor, the Contractor shall have the right, upon 24-hour notice, to 1) cease all work, or 2) terminate this contract, or both. The Contractor may apply a late payment fee of 1 % percent or the maximum allowable by law. Unless specified otherwise, this contract will automatically renew. The Fee shall be increased by an amount calculated by multiplying the Service Fee for the immediately preceding 12 months by 3%. Any and all other taxes and/or special assessments are not included within the prices specified in this contract and are the client's sole obligation.

**Personnel:** The contractor shall employ competent supervisory personnel and assign a qualified Foreman and Account Manager to the Property. All employees will be wearing proper Meridian uniforms.

**Property Manager's Duty to Notify Contractor of Dissatisfaction:** If the Property Manager is dissatisfied with the work, the Property Manager agrees to notify the Contractor in writing within five days of completing the services. Upon this notification, the Contractor shall have 14 days to rectify the deficiencies. If the Contractor rectifies deficiencies, the Contractor shall not forfeit any amounts due under this agreement. If the Contractor does not receive written notification within five days of the completion of the services, the Property Manager shall be deemed to have waived any claims to recover past payments or rights to withhold payment or future payments due under this agreement.

**Additional Services:** Services performed and/or materials delivered, which are not specifically mentioned herein but requested and authorized by the Property Manager, shall be deemed 'additional services. Additional services shall be proposed and billed separately from the amounts due in the agreement. Any additional services agreed to on a time and material basis will be billed at \$75 per labor hour, plus a 20% markup for materials.

**Liability:** The Contractor is an independent contractor. The Property Manager assumes no liability for the injury to the Contractor or Contractor's agents or employees unless the Property Manager, the Property Manager's agents, or the Property Manager's employees cause such injury by negligence or intentional act. The Contractor is liable only for damage caused by the gross negligence of the Contractor, its agents, or employees. Neither party shall be liable to the other for any incidental or consequential damages arising from this agreement. If either party in this agreement shall claim against the other party in a court of law, it is agreed that the losing party shall pay the reasonable legal fees of the prevailing party.

**Termination:** It is agreed that either party may terminate this agreement by giving (30) thirty days' written notice to the other party. The notice must be delivered to 116 Ruritan Road, Sterling, VA 20164. Please note that the equal monthly payments do not reflect the actual value of work in any

given month. In the event of cancellation, the Property Manager agrees to pay the Contractor above and beyond the work performed according to the schedule below, illustrating the contract value performed each month.

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
0%	10%	20%	15%	10%	10%	10%	10%	5%	5%	5%	0%

**Force Majeure:** Neither party shall be responsible for performing any of its obligations to the extent that it is delayed or hindered by warfare, riot, strike, lockout, act of God, natural calamity, or any other cause beyond its reasonable control.

**Exclusions:** Contractor assumes no responsibility for problems or damages due to (i) natural causes, (ii) unseen, unknown, or concealed conditions, (iii) any conditions or cause beyond Contractor’s control, including but not limited to weather conditions, vandalism,, Acts of God, war or civil disturbance (iv) the condition of the property where such condition is not caused by services performed by the contractor (v) the failure of the client to water unless the Contractor assumes the obligation to water.

This Agreement constitutes the entire agreement between the Contractor and the Property Manager. It supersedes all prior agreements, warranties, or statements made by the Contractor, the Designer, or any of its representatives, whether oral or written. Any prior agreements, warranties, or statements made by the Contractor or any of its representatives not contained in this Agreement shall not be considered part of this Agreement. This Agreement may not be changed except by a written addendum signed by the parties. If any provision of this Agreement shall for any reason be held to be unenforceable, then only that provision shall be void.

**Billing Information (Required for Invoice Processing)**

Legal Company Name (exactly as it should appear on invoice):

Occoquan Landing HOA - Managed by American Mgmt. of VA. located at 1672 Georges Knoll Ct Lake Ridge VA 22192  
Billing Address: American Management of VA.

Accounts Payable Name:

Accounts Payable Email:

PO# (if required):

GL Code (if required):

Preferred Invoice Submission Method: Email ( ) Vendor Portal ( )

Client acknowledges that the above billing information is accurate at the time of execution. Meridian Landscaping is not responsible for payment delays resulting from incomplete or changed billing instructions not provided in writing.

**ACCEPTANCE:**

This agreement incorporates the terms and conditions included herein and is mutually agreed to be a fully integrated agreement. All terms and conditions are contained in this agreement. By signing below, parties acknowledge they have read and fully understand its contents.

Meridian Landscaping, LLC

By,

*Mark Nelson*

3/19/26

Date

*Francine Blythe*

Owner's Agent Printed Name

*Francine Blythe*

Owner's Agent Printed Signature

*3/5/2026*

Date