

DIAMOND
Lawn Service, Inc.
 103 Country Club Dr
 Carrollton Tx 75006 8821
 (972) 418-3296

Oaks HOA / c/o J. Sandifer
 Winterberry Dr
 Carrollton Texas 75007

Account # 43883
 Estimate
 Source Referral
 Inq date 8/24/09
 Schedule Date 11/19/09 Schedule Time 8:00:00 AM
 Phone 872-482-5125
 Route RV082 Map 32J
 Service Address 2827 Winterberry Dr Carrollton Texas 75007
 Instructions - Estimate for Lawn & Tree/Shrub Programs

Driving Directions -

APPROVED BY	DATE
MEASURED BY	CALL FIRST
<i>John S</i>	<i>8/24/09</i>
	<i>action!</i>

TREE & SHRUB PROGRAM

Diamond Lawn Service thanks you for calling. This inspection is for your assistance in designing a program for the care of your landscape. We would be happy to discuss the benefits and needs for your program with you personally.

LAWN PROGRAM

Our friendly, knowledgeable and focused technicians provide prompt, personal attention. They apply the highest quality products to assure you of a healthier lawn.

POTENTIAL PEST & CULTURAL PROBLEMS

- | | | |
|--|--|--|
| <input type="checkbox"/> Aphids | <input type="checkbox"/> Webworms | <input type="checkbox"/> Mower Injury |
| <input type="checkbox"/> Bagworms | <input type="checkbox"/> Whiteflies | <input type="checkbox"/> Weevil/Eater Injury |
| <input type="checkbox"/> Box Elder Bug | <input type="checkbox"/> Black Spot | <input type="checkbox"/> Planted Too Deep |
| <input type="checkbox"/> Caterpillars | <input type="checkbox"/> Leaf Spot | <input type="checkbox"/> Mulching Needed |
| <input type="checkbox"/> Flea Bug | <input type="checkbox"/> Leaf Blight | <input type="checkbox"/> Drought / Too Wet |
| <input type="checkbox"/> Leaf Miner | <input type="checkbox"/> Powdery Mildew | <input type="checkbox"/> Poor Sunlight |
| <input type="checkbox"/> Scale | <input type="checkbox"/> Circle of Roots | <input type="checkbox"/> Winter Damage |
| <input type="checkbox"/> Spider Mites | <input type="checkbox"/> Girdling Wire | |

1 T/S	January February March	DORMANT OIL • to aid in the control of overwintering insects	<u>1600</u>
2 T/S	February March April	SPRING FERTILIZER • to provide slow release nutrients and help plants in recovery from winter	<u>2850</u>
3 T/S	April May	INSECTS & DISEASE CONTROL • spray for mildew and pests before hot weather begins	<u>1600</u>
4 T/S	June July	SUMMER SPRAYING • insects more apparent at this time, check for diseases	
5 T/S	August September	LATE SUMMER SPRAY • check and treat for insects and diseases before fall	
6 T/S	September October November	FALL FERTILIZER • to provide nutrients before winter. Plants will store up this feeding & micro nutrients	<u>2850</u>

- TURF CONDITION:**
- | | | |
|--|--|---|
| Type of Turf | Shade Condition | Other Concerns |
| <input checked="" type="checkbox"/> Common Bermuda | <input checked="" type="checkbox"/> Light | <input type="checkbox"/> Compaction |
| <input type="checkbox"/> Improved Bermuda | <input checked="" type="checkbox"/> Moderate | <input type="checkbox"/> Pet Damage |
| <input checked="" type="checkbox"/> St. Augustine | <input type="checkbox"/> Shady/Grassy | <input type="checkbox"/> Excess Moisture |
| <input type="checkbox"/> Zoysia | <input type="checkbox"/> Very Shady | <input type="checkbox"/> Low Spot |
| <input type="checkbox"/> Tall Hybrid Fescue | | <input type="checkbox"/> Irrigation Concern |
| <input type="checkbox"/> Other | | |

- TURFGRASS WEEDS:**
- | | | |
|---|---|---|
| Broadleaf weeds | Grassy Weeds | Mowing |
| <input type="checkbox"/> Dandelion | <input checked="" type="checkbox"/> Crabgrass Group | <input type="checkbox"/> Too Short |
| <input checked="" type="checkbox"/> Chickweed | <input type="checkbox"/> Dallisgrass | <input type="checkbox"/> Proper Mowing |
| <input type="checkbox"/> Clover | <input type="checkbox"/> Poa Annua | <input type="checkbox"/> Too Long |
| <input type="checkbox"/> Oxalis Group | <input type="checkbox"/> Rescue Grass | <input type="checkbox"/> Mowers blades Dull |
| <input checked="" type="checkbox"/> Spurge Group | <input type="checkbox"/> Nutsedge Group | <input type="checkbox"/> Rutting Tires |
| <input type="checkbox"/> Ranunc | <input type="checkbox"/> Blue Stem | |
| <input type="checkbox"/> Thistle | <input type="checkbox"/> Cuckoo Grass | |
| <input checked="" type="checkbox"/> Others <i>V. dentatum</i> | <input type="checkbox"/> Others | |

- TURF DISEASES:**
- | | | |
|--------------------------------------|------------------------------------|---|
| <input type="checkbox"/> Brown Patch | <input type="checkbox"/> Leaf Spot | <input type="checkbox"/> Take All Patch |
|--------------------------------------|------------------------------------|---|
- Fungicide Application \$ _____

- | | | |
|--|-----------------------|--|
| <input checked="" type="checkbox"/> LAWN 1 | Late Winter | Pre-emergent weed control and broadleaf weeds sprayed. Granular fertilizers where needed. |
| <input checked="" type="checkbox"/> LAWN 2 | Early Spring | Full lawn feeding with pre-emergent weed controls. Broadleaf weeds treated. |
| <input checked="" type="checkbox"/> LAWN 3 | Late Spring | Balanced fertilizer application with sulfur. Treat for Broadleaf weeds and inspect for disease problems. |
| <input checked="" type="checkbox"/> LAWN 4 | Summer | Balanced fertilizing with sulfur. Treat for weeds and check for potential insect problems. |
| <input checked="" type="checkbox"/> LAWN 5 | Gribs/ Insecticide | \$ _____ Special application for the prevention of grub damage. Other insects controlled that would cause turf damage. |
| <input checked="" type="checkbox"/> LAWN 6 | Fall | Balanced fertilizer for end of summer recovery and Pre-emergent and Broadleaf weed control. |
| <input checked="" type="checkbox"/> LAWN 7 | Winterizer | Pre-emergent for winter weeds. Broadleaf weeds treated. Fertilizer for winter grasses. |
| <input checked="" type="checkbox"/> LAWN 8 | Nutsedge/ Dallisgrass | This is a special treatment for control of Nutsedge and Dallisgrass. Start in May/June through September. |

YEARLY PROGRAM PRICE \$ _____

Include large shade trees Yes No *Account for us only*
 Application times are appropriate due to weather conditions and pest problems. Only as needed

OTHER: AZALEA PROGRAM (Root Fungicide) BORDER CONTROL (Call for Application)

OPTIONAL SERVICES RECOMMENDED

Care Attention \$ _____	Foundation Insect Treatment \$ _____
Dallis Grass Treatment \$ _____	Flea & Tick (Outside) \$ _____

LAWN PROGRAM COST PER APPLICATION \$ 1940
 Plus Sales Tax

FIRE ANT CONTROL (outside) Annual Program \$ _____
 1 YEAR WARRANTY Plus Sales Tax

COMMENTS 5 application needed to enhance turf quality

We really care!
 We guarantee our products and their performance. No extra charge if service calls are needed.

Diamond Lawn Service, Inc. is licensed by the Texas Department of Agriculture. All the pesticides used by Diamond Lawn Service, Inc. are registered by the U.S. Environmental Protection Agency.

There is no contract to sign. You may discontinue the service at any time. We will continue to service your lawn regularly until we hear from you otherwise. This is a yearly program, one time applications start at \$65.00. It isn't necessary for you to be home when we treat your property. We will leave a report at your door stating what was done to your property, plus any suggestions for care for your lawn and landscape. Your invoice will be left at the door and due upon receipt. Our programs renew each year unless you notify us otherwise.

To start the program call (972) 418-LAWN (5996) for Diamond Lawn Service, Inc. email: dlsdls@aol.com www.DiamondLawn.com

DIAMOND **Lawn Service, Inc.**

8-25-2009

Beverly Oaks HOA
c/o Joe Sandifer
2927 Winterberry Dr.
Carrollton, Texas 75007

Re: Bid for Beverly Oaks HOA

Diamond Lawn Service, Inc has operated in Texas as a corporation since 1983. Our family business has been in the lawn & garden industry since 1953.

In Texas, we have approximately 50 employees and over 20 vehicals to provide our services. The office is open from 7am to 5pm from Monday through Friday. We have a 24 hour answering service for any after hour calls, even 3am !. We are also onling for messages and emails.

We do not use sub-contractors. We are fully insured with Workers Comp., etc. Binders available upon request.

Use provide services to the CRO Restaurant Group(Three Forks, El Chico, Good Eats etc.) & First United Methodist & St Ann's Church, both in Coppell. This is just to name a few. Contacts at these properties will be provided at your request.

We also provide sub-contract work for weed controls & problem solving for Lambert's Gardens, Garden Design.

Please let us know if any further information is needed at any time.

In Appreciation,



Dan Sullivan
President



BEVERLY OAKS
Homeowners Association

PROPERTY ANALYSIS / SPECIFICATIONS

What is the serviceable sq footage of turf?

Turf Areas: Approx. 50,000sf

What is your assessment of the soil condition? What additives does it need in addition to 5 lbs of nitrogen per 1000 sq ft per year, if anything?

The Pre-Emergents would help eliminate the weed problem that is currently Dominating some turf. We would apply these in spring & fall of each year. I am sure we can improve your turf quality.
One weed that is present is Virginia Buttonweed. It will continue to choke out The St Augustine in the areas it is present. We can control this weed.

What is your assessment of insects and disease on the trees – are there signs of active disease/infestation. What are your recommendations and estimates for each treatment?

Fertilizer is the basis of any ornamental tree & shrub care. We have a high quality Program to keep landscapes looking great.
Photinias – leaf spot, Euonymus – scale & junipers – mites, boxwoods – mites & Cr Myrtles – Powdery Mildew. These are currently being controlled. Putting a program in place will keep these pests away.

Prices included on Lawn & Tree/Shrub Programs.



BEVERLY OAKS
Homeowners Association

SERVICES AND PRICE BID

I. Turf Fertilization - Scheduled

- a) Scheduled: April 1 - April 15
Blend/Pounds: 28-3-10/370 lbs
Minimum 1.25 lbs Nitrogen/Sq Feet
Materials and Application Price: \$242.48
- b) Scheduled: May 1 - May 31
Blend/Pounds: 28-3-10/370 lbs.
Minimum 1.25 lbs Nitrogen/Sq Feet
Materials and Application Price: \$242.48
- c) Scheduled: July 1 - July 15
Blend/Pounds: 21-0-0/300 lbs.
Minimum 1.25 lbs Nitrogen/Sq Feet
Materials and Application Price: \$242.48
- d) Scheduled: August 15 - August 30
Blend/Pounds: 28-3-10/370 lbs.
Minimum 1.25 lbs Nitrogen/Sq Feet
Materials and Application Price: \$242.48

II. Turf Weed Control - Scheduled

- a) Scheduled: December 1 - December 15
Product/Gallons: Princep + Tripower/148 Materials and Application Price: \$242.48
- b) Scheduled: Scheduled: February 1 - February 15
Product/Gallons: Barricade + Tripower/148 Materials and Application Price: \$242.48

III. Additional Services - Ordered as needed

- a) Broadcast Fire ant Control
Product: TopChoice
Estimated effective time: 12 months Guaranteed
Materials and Application Price: \$744.76
- b) Overseeding
Estimated Pound: 750 lbs.
Lesco Double Eagle Rye
Materials and Application Price: \$1136.63
- b) Deep Root Fertilization
Product/Gallons: 20-20-20/120
Materials and Application Price: \$324.75

2420 113th St.
Grand Prairie, TX 75050
972/647-8026 OFFICE
972 647-8406 FAX



Fax

To: Joe Sandifer **From:** Kevia Stillwell

Fax: (972) 492-2044 **Pages:** 7

Phone: (972) 492-5125 **Date:** 8-24-09

Re: Beverly Oaks HOA Bid **CC:**

- Urgent
 For Review
 Please Comment
 Please Reply
 Please Recycle

• **Comments:**

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BEVERLY OAKS
Homeowners Association

2927 Winterberry Drive
Carrollton, TX 75007
972-492-5125 Tel.
972-492-2044 Fax
board@beverly-oaks.org

August 20, 2009

Cindy Nation
TruGreen
Fax # 972-647-8406

**RE: Landscape Fertilization, Weed & Insect Control –
January 1, 2010 through December 31, 2010**

Gentlemen;

The Beverly Oaks Homeowner's Association, Inc. respectfully requests your bid for landscape fertilization, weed & insect control services to our community of 86 town homes located in Irving Texas.

Enclosed please find a copy of our standard specifications for service. This is to be used for bidding purposes and will be attached to, and become a permanent part of your contract if you are the successful bidder.

We need background information on your company including the number of years in business, number of employees, structure of the company (e.g. are employees used or subcontractors), proof of insurance, and references.

Each bidder is requested to visit our community to better understand the scope of the required services. If you have any questions, please contact Joe Sandifer at 972-492-5125.

To be received no later than 5:00 p.m., August 25, 2009.

You will be notified of the bid results within one week of the deadline.

Sincerely,

Joe Sandifer
General Manager

9724922044 p.1

Aug 20 09 11:06a Precision Property Mgmt

9724922044 p.6

Nov 09 09 02:44p Precision Property Mgmt

THE TRUGREEN Companies

**Commercial Services
2420 113th Street
Grand Prairie, TX 75050
972/647-0026**

August 24, 2009

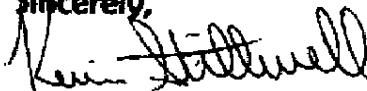
**Mr. Joe Sandifer
Beverly Oaks HOA
2927 Winterberry Dr.
Carrollton, TX 75007**

Dear Joe,

Trugreen has been in business since 1967. There 60 employees here in our Grand Prairie facility. We will provide service for Beverly Oaks with in-house employees; no sub contractors.

I have attached a copy of our proof of insurance with my bid as well as a list of references. If you have any questions or require additional information, please do not hesitate to call me.

Sincerely,



**Kevin Stillwell
Commercial Account Manager**

MEMORANDUM OF INSURANCE

12/30/08

PRODUCER

AON RISK SERVICES CENTRAL, INC.
CHICAGO IL OFFICE
AON CENTER
200 EAST RANDOLPH STREET
CHICAGO, ILLINOIS 60601

THIS MEMORANDUM IS A MATTER OF INFORMATION ONLY. THIS MEMORANDUM DOES NOT AMEND, EXTEND OR ALTER THE COVERAGES AFFORDED BY THE POLICIES BELOW.

COMPANIES AFFORDING COVERAGE

COMPANY A Zurich American Insurance Company

COMPANY B National Union Fire Ins Co of Pittsburgh

COMPANY C

COMPANY D

INSURED

TruGreen Limited Partnership
860 Ridge Lake Boulevard
Memphis, Tennessee 38120
United States FEIN #36-373469

COVERAGES

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.

CO UTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS SHOWN ARE AS REQUESTED	
A	GENERAL LIABILITY COMMERCIAL GENERAL LIABILITY OCCURRENCE	GT.O 2938656-04	01/01/2009	01/01/2012	GENERAL AGGREGATE	\$5,000,000
					PRODUCTS - COMP/OP AGG	Included in Above
					PERSONAL & ADV INJURY	\$3,000,000
					EACH OCCURRENCE	\$3,000,000
					FIRE DAMAGE (any one fire)	\$1,000,000
					MED EXP (any one person)	\$5,000
					COMBINED SINGLE LIMIT	\$5,000,000
A	AUTOMOBILE LIABILITY	BAF2938657-04 (AOS)	01/01/2009	01/01/2012	BODILY INJURY (per person)	
A	ANY AUTO				BODILY INJURY (per accident)	
					PROPERTY DAMAGE	
	GARAGE LIABILITY				AUTO ONLY (each accident)	
					OTHER THAN AUTO ONLY	
					EACH ACCIDENT	
					AGGREGATE	
B	EXCESS LIABILITY UMBRELLA FORM	BE2227065	01/01/2009	01/01/2010	EACH OCCURRENCE	\$5,000,000
					AGGREGATE	\$5,000,000
A	WORKERS COMP & EMPLOYER'S LIABILITY	WC 2938654-04 (AOS)	01/01/2009	01/01/2012	X WC Statutory limits	
A	THE PROPRIETOR/ PARTNERS/ EXECUTIVE OFFICERS ARE INCLUDED	WC 2938655-04 (WT)			EL EACH ACCIDENT	\$1,000,000
					EL DISEASE - POLICY LIMIT	\$1,000,000
					EL DISEASE - EA EMPLOYEE	\$1,000,000
	PROPERTY					

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Additional Information

*The named insured includes (but is not limited to):

TruGreen Limited Partnership dba Barefoot Grass FEIN #36-3734669
TruGreen Limited Partnership dba EPM Lawn Care FEIN #36-3734669
TruGreen Limited Partnership dba AgroLawn FEIN #36-3734669
TruGreen Limited Partnership dba Bay Country FEIN #36-3734669
TruGreen Limited Partnership dba Safeguard Pest Control FEIN #36-373469
TruGreen Limited Partnership dba TruGreen ChemLawn FEIN #36-3734669

Additional insured applies to the General Liability and Automobile Liability policies if required by written contract. Waiver of Subrogation applies to the General Liability, Automobile Liability and Workers Compensation policies if required by written contract.

Any party with which the named insured is contractually required to include as additional insured, loss payee or mortgagee, is automatically granted such status; mortgagees of property leased by the named insured are also automatically granted such status where required. However, coverage under the policy only applies to the extent of the coverage required by such contractual requirement and for the limits of liability specified in such contractual requirement, but in no event for insurance not afforded by the policy nor for limits of liability in excess of the applicable limits of liability of the policy.

The existence of more than one insured or additional insured or other interests shall not serve to increase the limits of liability of the policy.

The Memorandum of Insurance covers solely to the insurance policies, limits and dates of coverage. Any modifications hereto are not authorized.

List of References

Dallas Baptist University
3000 Mountain Creek Pkwy.
Dallas, TX 75211
Robert Erickson (214) 333-5386

DFW National Cemetery
2000 Mountain Creek Pkwy.
Dallas, TX 75211
Melvin Carson (214) 467-3374

Episcopal School of Dallas
4100 Merrell Rd.
Dallas, TX 75229
Michael Puckett (214) 358-4368

DFW Lakes Hilton
1800 Hwy. 26E
Grapevine, TX 76051
Lane Stapp (817) 410-6761



PROPERTY ANALYSIS / SPECIFICATIONS

What is the serviceable sq footage of turf?

74,741 Sq. Ft.

What is your assessment of the soil condition? What additives does it need in addition to 5 lbs of nitrogen per 1000 sq ft per year, if anything?

Soil condition is good but lots of clay which tends to get compacted. Aeration in the spring would be helpful.

What is your assessment of insects and disease on the trees - are there signs of active disease/infestation. What are your recommendations and estimates for each treatment?

Trees and shrubs are in good shape. I did not observe any active insect activity.