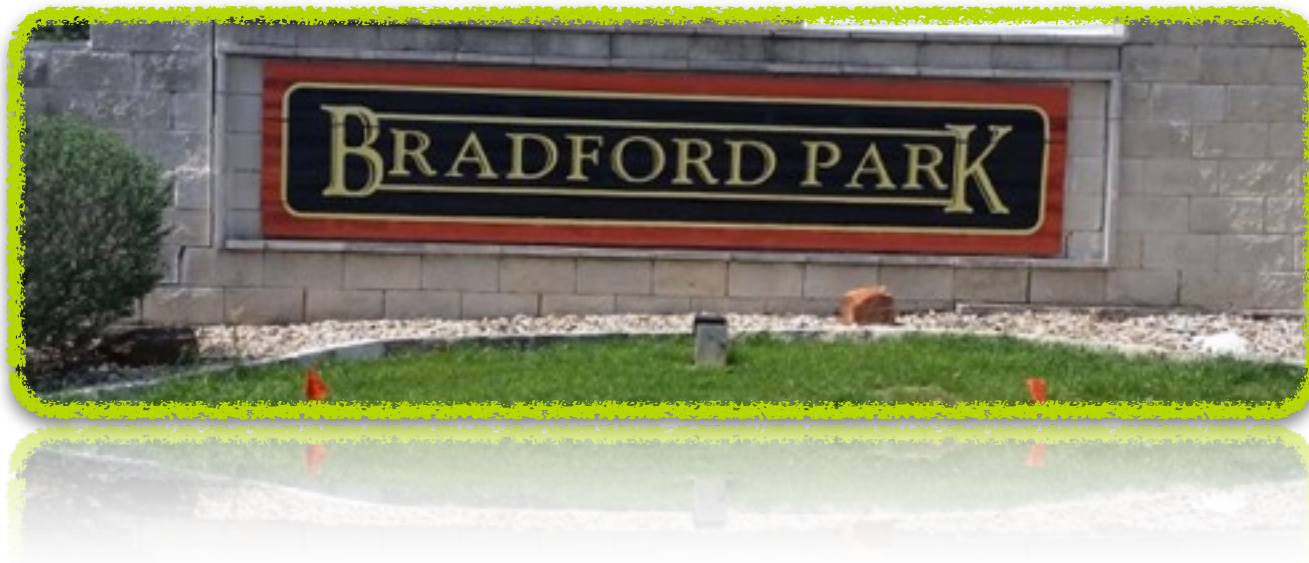




## Grounds Maintenance and Irrigation Proposal

### Especially Prepared For:



**March 2016**



# Schedule of Maintenance



	Pick up all litter prior to mowing, mow turn marked in green on map, weed-eat, blow debris on to turf for mulching.	Application of herbicides (pre/post-emergent depending on time of year)	Spot treat for Fire Ants	Prune suckers, clean tree rings, shape trees up to 8', trim shrubs	Repair sprinkler heads broken by TLS	Fertilization of turf, trees, and shrubs in all irrigated areas	Provide Irrigation Audit detailing required repairs	Installation of double-shredded Texas Native Mulch (Includes 15 yards)	Install annual color (includes 12 flats)
January	2	0	2	1	2	0	0	0	0
February	2	0	2	1	2	0	0	0	0
March	4	0	4	1	4	0	0	1	0
April	4	0	4	1	4	0	0	0	0
May	5	0	5	1	5	0	0	0	0
June	4	0	4	1	4	0	0	0	0
July	4	0	4	1	4	0	0	0	0
August	5	0	5	1	5	0	0	0	0
September	4	0	4	1	4	0	0	0	0
October	4	0	4	1	4	0	0	1	0
November	2	0	2	1	2	0	0	0	0
December	2	0	2	1	2	0	0	0	0
<b>Totals&gt;&gt;&gt;</b>	<b>42</b>	<b>0</b>	<b>42</b>	<b>12</b>	<b>42</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>0</b>
<b>Cost Per</b>	\$375	Included in mowing price	Included in mowing price	Included in mowing price	N/A	Included in mowing price	N/A	\$1,100	\$640
<b>Item Total</b>	\$15,750	Included in mowing price	Included in mowing price	Included in mowing price	N/A	Included in mowing price	N/A	\$2,200	\$0
<b>Monthly total</b>		<b>\$1,495.83</b>		<b>Yearly Total</b>			<b>\$17,950</b>		

# Unmatched Quality



## Response Time

Proactive communication allows us to return all calls the same business day and urgent calls within the hour.

## Quality Evaluations

Management led evaluations that ensure our internal quality standards are met and our employees can achieve continuous improvement.

## Uniformed Crew Labeled Truck

All of our crew members wear our logo covered safety vests at all times. We also logo all of our trucks clearly for easy identification.

## Fleet and Power Equipment

Every truck, trailer, and power tool is inventoried and cataloged so as to keep track of proper maintenance of all our commercial grade equipment.

## Training Programs

We routinely send our leading partners on career enrichment oriented vacations to keep them happy and current with all new developments in the “green” industry.

## Safety Standards

Training and incentive programs ensure your property remains hazard free and our employees can return home safely.

## Quality Control

Seasonal property inspection walk thru with Community Manager and Board (if desired). Also, drive throughs by our principal on a monthly basis.

## Employee Retention

We pay our employees above industry standard rates as well as issue bonuses for outstanding performance to help ensure our team knows how valuable they are to us and our customers.

# Results In The First 30 Days



Our goal is to show a noticeable difference within the first 30 days on the job. Through our onsite inspections, property reviews and conversations with you and the community team, together we will construct service, communication and action plans best suited for Bradford Park. Listed below are tasks we will fulfill in the first 30 days based on priorities we have already identified.

<h3>Seasonal Color</h3> <ul style="list-style-type: none"><li>⇒ Evaluate current seasonal color plantings to identify specific care needs.</li><li>⇒ Meet with Community Manager and Board to discuss color preferences</li><li>⇒ Develop a seasonal plan for rotations including a design for each seasonal color change.</li></ul>	<h3>Shrubs and Beds</h3> <ul style="list-style-type: none"><li>⇒ Remove weeds</li><li>⇒ Prune selected shrubs</li><li>⇒ Remove poor performing plants</li><li>⇒ Apply pre-emergent herbicide to bed areas</li><li>⇒ Bevel cut edges of mulched beds</li><li>⇒ Evaluate overall plant health and submit an assessment to the Community Manager and Board</li></ul>	<h3>Safety</h3> <ul style="list-style-type: none"><li>⇒ Trim plant material or trees hindering or blocking line of sight of intersections.</li><li>⇒ Identify and repair trip hazards in the turf and landscape areas.</li><li>⇒ Identify drainage problems and propose solutions</li></ul>
<h3>Communication</h3> <ul style="list-style-type: none"><li>⇒ Team introductions and full site walk</li><li>⇒ Determine communication preferences and submit a communication plan</li></ul>	<h3>Turf</h3> <ul style="list-style-type: none"><li>⇒ Complete a soil test to analyze the fertility needs of the landscape</li><li>⇒ Apply pre-emergence weed control to inhibit new weed growth</li></ul>	<h3>Trees</h3> <ul style="list-style-type: none"><li>⇒ Evaluate overall tree health and present and assessment report to the Community Manager and Board</li><li>⇒ Suggest a plan of action for sculpting and shaping trees</li><li>⇒ Present a plan for trimming all branches overhanging structures, buildings, and fences.</li></ul>



# Commercial Properties Testimonials



*"Their response time is always quick when I have something that needs to be done. Phillip Mihalik has good professional advice. I'm not an expert in landscaping, so the professional experience he offers is very helpful. His team is always able to accommodate our needs and get our requests done rapidly. And, their competitive pricing is great. They manage four properties with hundreds of homes, some of which are still under the developer. They maintain the common areas of the communities, and I recommend them highly to others."*

**Dawn Tomaschfsky**  
**Community Manager**  
**Patriot Property Management**  
**(210) 412-8760**

*"Our neighborhood irrigation system has been a challenge on every level, including random leaks and line breaks that seem to pop up at the worst times - like evenings and weekends. One consistent problem area had caused a lot of trouble and within hours of a call to Total Lawn and Sprinkler, their irrigators were on site and had found and repaired the problem! Their consistent and professional response to our irrigation and landscape issues have been amazing! Huge thanks to Total Lawn and Sprinkler and their quick and effective response to our requests!!!"*

**Karla Anaya**  
**Community Manager**  
**Spectrum Association Management**  
**(877) 269-9092**

*"Total Lawn and Sprinkler's ability to create a breathtaking entry is unmatched by other companies. We interviewed several "big name" companies in our search and found that Total's ability to design an entry with elegance and eye catching appeal was unmatched by others. They have extensive plant expertise which ensured that there was always something blooming year around at our entry beds. They were not the cheapest bid we got but they gave us the best value and service a customer could expect."*

**Omar Gonzales**  
**HOA Board President**  
**(210) 414-3837**

*"I have had a great experience with Total Lawn and Sprinkler as they have been very responsive, professional, and easy to work with even in last minute situations! Flexibility is a key ingredient in success and they have displayed that time and time again."*

**Julie Capps**  
**Community Manager**  
**Spectrum Association Management**  
**(877) 269-9092**

# Landscape Entry Renovations

## Before and After





# Customer Service & Professionalism



Almost anyone can mow and weed eat a lawn however, it is only a company like Total Lawn and Sprinkler that posses the knowledge, capacity, professionalism, and customer service likened to a high end hotel chain that will satisfy our most demanding client. Since our inception in July of 2002 we have modeled our customer service practices after those established at such well known high end hotels such as the Mandarin Oriental, Four Seasons, and Ritz Carlton.

We believe that it doesn't cost us anything extra to posses such high customer service values so you shouldn't have to pay extra for them either. It is for this reason that Total Lawn and Sprinkler remains very competitive price wise yet puts forth the level of service incomparable by other large landscaping companies in the Austin and San Antonio market.

Enlisting the services of Total Lawn and Sprinkler's crew will ensure attention is paid to the details. Routine damage to your property's appearance can include trash dumping, damage from wind and storms, broken or missing sprinkler heads, or even stolen plants and fixtures. Our responsive and experienced team can take care of such situations within just hours and even in minutes at times. Rest assured that whatever happens to your property, it can be given lightening quick and professional attention.

Total Lawn and Sprinkler is a very family oriented company, so much so, that one of our landscape maintenance crews is comprised of a father and his sons. Our skilled and experienced employees are meticulously drug and criminal background screened to ensure the highest quality of personnel. In addition, we provide thorough inspections of the work done on your behalf and offer an additional level of service by reporting things we see during the inspection.

We are also an extra set of eyes on your property. Our crews are trained to report such items as vandalism, trespassing individuals, graffiti, broken gates, and large downed limbs. When a "mow, blow, and go" company is not what you're looking for, then you need only call one company for Total care. Whether you're looking for meticulous commercial landscaping maintenance, expertise in irrigation services, or creative landscape design you can contact Total Lawn and Sprinkler to solve all of your outdoor concerns.

# Expert Irrigation Services



Total Lawn and Sprinkler, Inc. only employs the most experienced technicians and irrigators to work on our valued customer's properties. We ensure that all employees are up to date with all continuing education, technological advancements in the irrigation field, and rules and regulations concerning water conservation.

We have licensed back-flow testers on staff as well so that we are able to take care of all your annual back-flow testing needs.

We are experts at converting highly wasteful pop-up spray zones into highly efficient drip irrigation zones that use water so precisely that there is no runoff or loss of water due to wind drift or atomizing of spray streams.

We use only brand name parts and keep all the most up to date, diagnostic tools and remote controls on our trucks to ensure you are getting the very best high tech service possible.

We have countless hours of experience using two wire systems so if your system is on the cutting edge of irrigation technology we will be able to knowledgeably and effectively service your system. Or however, if your system is out of date then we know the most reasonable and most cost effective method of converting it into a high tech cutting edge system.

We use only the most up to date satellite mapping techniques to map your system in a very detail oriented manner. With this map in place, we will effectively communicate to the property manager problem areas that are in need of repair with out any loss of information due to inaccurate descriptions.



## Who we are



Company president, Phillip Mihalik's passion for landscaping and irrigation began as a adolescent when his demanding retired Air Force Colonel grandfather, Andrew Mihalik, forced him to mow his hand built putting green on a daily basis for just pennies per cutting. This exposure to the outdoors fueled his green thumb all through out his life. Phillip started Total Lawn and Sprinkler in July 2002 with only a second hand mower, weed eater, and a broom. He didn't even have a truck to carry his equipment in. He was resourceful enough to squish his equipment in the back of his mother's SUV every morning, take her to work, go out and mow lawns all day, pass out homemade flyers, go pick her up at 3:00pm sharp, take her home, and go out for even more scorching afternoons filled with grass, dust, tremendous amounts of sweat and sunburns.

His passion leads him and his team to convert every property his company takes over into a lush and beautiful landscape, to be enjoyed by all.

Total Lawn and Sprinkler's highly trained crew of 26 people maintain properties from south San Antonio to the northern reaches of Austin including the common areas for over 5000 homes, the irrigation systems of over 4600 homes, and a number of other commercial properties. Our past clients include countless home owners associations, Bud Light, K.B. Home, D.R. Horton, and the entire City of Schertz.

Today, Total Lawn and Sprinkler looks forward to growing into a larger company, but will never sacrifice quality or customer service in an effort to grow too quickly. It is our mission to provide an excellent product at a reasonable price, while never sacrificing our reputation for excellent customer service.

- Credentials
- Certificates
- Associations



**Texas Nursery & Landscape Association Member**



**Texas Commission on Environmental Quality  
Texas Licensed Irrigator**



**Contact Us Today**



**Austin Location:**

115 Sandra Muraida Way  
Austin, TX 78704

Phone: 512.284.4414

[phillip@totalawnandsprinkler.com](mailto:phillip@totalawnandsprinkler.com)

[www.totalawnandsprinkler.com](http://www.totalawnandsprinkler.com)