



FRONTIER LANDSCAPING, INC.

Service is Our Business, Performance a Priority, Customer Satisfaction Our Goal

Irrigation Authorization/Contract

6/23/2026

TO: Whipple Creek Place HOA
c/o Invest West Management
12503 SE Mill Plain Blvd.
Vancouver, WA 98684

Suzanne Ashby 360-254-5700
sashby@iwmhoa.com
Ray Norman 360-608-5846
ray.norman@outlook.com

RE: Authorization for: Whipple Creek Place - Between NE 2nd Ave & NW 9th Ave along NW 149th St

We will provide all necessary labor, materials, and equipment for the following services for the above referenced:

DESCRIPTION OF WORK

We will replace the battery op at NW 3rd Place that is draining batteries.

We will replace Station #1 stuck valve.

Estimated Time: 3 – 4 hrs.
Estimated Parts: \$230.00 - \$260.00

TOTAL CONTRACT AMOUNT: TBD

Irrigation Repair Cost: Repair is on a time and materials basis at \$85.00 per man-hour with a 1 hour minimum, plus drive time, materials and sales tax.

Labor completed after 1 hour will be billed on a quarter hour basis.

Time spent diagnosing and/or evaluating irrigation issues is billable, regardless of whether tech was able to do the repair(s).

Washington State Sales Tax is not included in quoted prices.

Please Note: Due to the nature of irrigation being underground and not visible, some issues/items may not be apparent until we have assessed the situation further and have done the repairs that are specified in this contract. Additional problems that were not initially apparent (i.e. leaks, breaks, low pressure, non-functional sprinklers, nozzle or plugs, electrical issues, etc.) could be found after some items have been repaired. If our tech determines that these items exceed the original scope on the contract or are more than 2-3 additional hours' worth of repairs, we will communicate this and/or do a new Irrigation Authorization/Contract.

Agreement: This proposal is for immediate acceptance and becomes a contract only upon acceptance by Purchaser and approval by Contractor. Upon execution, you have agreed to the irrigation repair costs as stated above and the terms and conditions on the reverse side or Page two (2) of this Proposal/Contract and the Notice to Customers.

Purchaser _____ Authorized Representative: Terry Howard
Authorized Representative

We can not guarantee a day or a time that our tech will be there as he is often called out on emergencies and/or jobs can take longer than expected. Thank you for your understanding.

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TERMS AND CONDITIONS

Proposal/Contract: This proposal becomes a formal offer when signed by an authorized agent of Frontier Landscaping, Inc. ("Contractor"). This proposal shall automatically expire at 12:00 noon on the 30th day following date of this proposal unless accepted and executed by Owner/Authorized Representative ("Owner"). The Term of this Contract begins upon acceptance of Owner. This Contract is contingent on items beyond Contractor's control such as weather, theft, vandalism, accidents and Acts of God.

Payment: 1/2 down payment required at start of work, balance due upon completion. There is a 3% processing fee on all credit card payments (subject to change). We accept Visa, Mastercard & Discover. We do not accept debit cards. Each installment for which payment is not received within ten (10) days from the due date thereof shall earn interest thereafter at the highest rate permitted by law, not to exceed twelve percent (12%) per annum on the entire balance. Owner agrees to pay all collection expenses, including reasonable attorney fees incurred in the collection of any amount payable hereunder, whether or not suit or other action is filed, and upon appeal or in a Bankruptcy proceeding.

Changes/Extras: Alterations, additions, or deviations to the said Contract requested by Owner shall be charged to Owner at the Contractor's normal selling price. At the time of any alterations, additions or deviations, a new Contract or Addendum will be drawn up for acceptance.

Concealed Contingencies: The contract proposal is subject to extra charges for concealed contingencies such as rock, debris, poor drainage, etc., which are not readily apparent in estimating the material and work specified. The site will be received by the Contractor at a finished grade, properly drained, and in a clean, workable condition.

Property Lines: The Owner will be responsible for the location of all property lines and corners. The Contractor will not be responsible for any construction work that may infringe upon a property line or corner.

Permits: All necessary construction permits will be obtained and paid for by the Owner unless specified in this contract.

Mediation: Should the parties to this Contract find themselves in a dispute they are unable, in good faith, to resolve, prior to filing suit or action, each party agrees to meaningfully participate in the Mediation process with a Mediator chosen by the parties, for a period of 14 days. If the parties are unable to agree on a Mediator, they shall apply to the Presiding Judge of the County where the work is performed for an appointment with a Mediator. The parties shall pay equally for the cost of the Mediator. Contractor shall be able to record a Contractor's Lien during the Mediation period.

LANDSCAPE & IRRIGATION GUARANTEE

This guarantee covers all materials provided and installed by Frontier Landscaping, Inc. for one full year from the date of job completion.

All work is to be completed in a professional manner according to standard practices. Guarantee excludes items beyond our control (i.e. accidents, theft, vandalism, or Acts of Nature or God).

Woody plant materials purchased from our company will be guaranteed to live for one year, provided proper care is given to plants by the owner, according to our specifications (i.e. watering, fertilizing, etc.). All plants that fail to survive under this guarantee will be replaced once at the end of the guarantee period with the same type and size as originally specified. This guarantee does not cover any materials that are transplanted or disturbed by others not affiliated with Frontier Landscaping, Inc. within the one-year period.

Guarantee excludes plant materials of a perishable nature (i.e., annuals, perennials, roses, plants in tubs, planter boxes).

A uniform stand of grass will be guaranteed on seeded lawns, providing proper maintenance practices are carried out. Sod will be guaranteed for the first growing season if proper maintenance practices are followed (i.e., watering, fertilizing, mowing, etc.).

All materials and workmanship on irrigation systems are guaranteed for one full year provided proper maintenance practices are carried out (i.e. winterizing).

Other items such as ponds, patios, decks, fencing, pathways, rockery, retaining walls, lighting, drainage, etc. provided and installed by Frontier Landscaping, Inc. are guaranteed for one full year providing proper maintenance practices are carried out. If the final product is disturbed by others not affiliated with Frontier Landscaping, Inc. within the one-year period, this guarantee will be voided.

We will not be responsible for damage to any underground utilities (anything not located by a local utility locating company) unless notified before the job starts of the exact location of utilities.

This entire guarantee is void if the terms of payment according to the contract are not fulfilled.

PLEASE NOTE: By signing this Contract, Owner agrees he/she has read and understands the Terms and Conditions and the Landscape & Irrigation Guarantee.

_____ Owner Initial's