



Frontier Landscaping, Inc.

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

Landscape Proposal/Contract

January 14th, 2026

TO: Whipple Creek Place HOA
c/o Suzanne Ashby
Invest West Management
12503 SE Mill Plain, Suite 260
Vancouver, WA 98684

Phone: 360-980-2826
Email: sashby@iwmhoa.com

RE: Enhancements for Whipple Creek HOA- Tree replacement

We are pleased to submit a proposal for the landscape work at the above referenced address. Below please find our list of proposed items of work.

1-We will install 2 Vine maples 6-8 foot tall on each side of the sidewalk at the round- about where the 2 trees blew down along the pathway.

2-We will install 2 Sunset maples 1 1/4 inch or 5 gal at the playground area where the 2 trees fell in the windstorm. Trees will be planted 3-4 feet further into lawn area away from sidewalk.

Note: Any irrigation repairs or adjustments needed will be billed at \$85.00 per man hour plus parts.

\$2,100.00

TOTAL CONTRACT AMOUNT TO BE DETERMINED
Washington State Sales Tax is not included in quoted prices.

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 terms and conditions on the reverse side or Page 2 of this Proposal/Contract and the Disclosure Notice. Please initial the Terms and Conditions, sign and date the Disclosure Notice and return with signed contract.

Purchaser _____ Authorized Representative: _____
Authorized Representative Gary Stewart, Frontier Landscaping, Inc.

11402 NE St. John's Road, Vancouver, WA 98686 Phone 360-574-8979 / 888-544-5006 Fax 360-574-6862
License: WA-FRONTLI957M5 / OR-7106
www.frontierlandscaping.com email: gary@frontierlandscaping.com

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. 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. **There is a 3% processing fee on all credit card payments. We accept Visa, Mastercard & Discover; we do not accept debit cards.** 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.

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

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 appointment of 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.

_____ Owner Initial's

LANDSCAPE & IRRIGATION GUARANTEE

This guarantee covers all materials provided and installed by Frontier Landscaping, Inc. for one full year from date of job completion. All work 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 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 utilities locating company) unless notified before job starts of exact location of utilities.

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

DISCLOSURE NOTICE

This contractor is registered with the State of Washington, Registration No. FRONTLI957M5, as a general/specialty contractor and has posted with the State a bond or cash deposit of \$12,000/\$6,000 for the purpose of satisfying claims against the contractor for negligent or improper work or breach of contract in the conduct of the contractor’s business. The expiration date of this contractor’s registration is April 7, 2026.

THIS BOND OR CASH DEPOSIT MAY NOT BE SUFFICIENT TO COVER A CLAIM WHICH MIGHT ARISE FROM THE WORK DONE UNDER YOUR CONTRACT.

This bond or deposit is not for your exclusive use because it covers all work performed by this contractor. The bond or deposit is intended to pay valid claims up to \$12,000/\$6,000 that you and other customers, suppliers, subcontractors, or taxing authorities may have.

FOR GREATER PROTECTION, YOU MAY WITHHOLD A PERCENTAGE OF YOUR CONTRACT.

You may withhold a contractually defined percentage of your construction contract as retainage for a stated period of time to provide protection to you and help insure that your project will be completed as required by your contract.

YOUR PROPERTY MAY BE LIENED.

If any supplier of materials used in your construction project or any employee of the contractor or subcontractor is not paid by the contractor on your job, your property may be liened to force payment and you could pay twice for the same work.

FOR ADDITIONAL PROTECTION, YOU MAY REQUEST THE CONTRACTOR TO PROVIDE YOU WITH ORIGINAL “LIEN RELEASE” DOCUMENTS FROM EACH SUPPLIER OR SUBCONTRACTOR ON YOUR PROJECT.

The contractor is required to provide you with further information about lien release documents if you request it. General information is also available from the Department of Labor and Industries.

Date

Customer Signature