

WINCHESTER LANDING

SNOW & ICE REMOVAL

JULY 1, 2025

SNOW & ICE REMOVAL AGREEMENT

This agreement is entered into on 7-23-25, by and between Winchester Landing Homeowner's Association hereinafter called "Winchester Landing" and Greatscapes Property Management Group having its place of business at 1331 Cedar Creek Grade, Winchester, Virginia, hereinafter called the "Contractor."

1. Contractor shall supply operators, labor, equipment and materials to accomplish snow removal and ice treatment services.
2. These services shall be performed over the winter season lasting approximately from October through April of each year. Contractor shall provide twenty-four (24) hour snow removal services on non-VDOT dedicated streets and after the event for sidewalks, driveways and lead walks.
3. Pre-treatment services shall be automatically authorized when a Winter Weather Advisory and/or Warning has been issued by the National Weather Service.
4. Snow plowing efforts will commence when snow accumulation has reached two inches (2") or ice accumulation has reaching one quarter inch (1/4") unless earlier service is requested.
5. In the event of an ice storm, services will commence at the discretion of the Contractor.
6. The Contractor will charge Winchester Landing for Equipment and Man Power on an hourly basis for work performed. The rates and terms will apply – Attachment A: Rate Sheet
7. In the event that services are required during the major holidays of Thanksgiving, Christmas or New Years, rates will be billed at time and a half.
8. Deicer spreading will be applied as a pre-treatment and/or a post treatment when conditions warrant.
9. In the event that Winchester Landing refuses ice melt application, Contractor will be held harmless from any and all liability. Requests for ice melt application must be made in a timely fashion based upon the Contractor's schedule.

The parking lots roadways will be treated with Bulk Salt. The cost for applying deicing products to the parking lot and roadways will be \$550.00 (Five Hundred fifty and 00/100 dollars) plus tax per ton of product.

Bulk and bagged de-icing materials will be purchased (supplied) by Greatscapes and applied by Greatscapes.

Proposal based upon Owner allowing Greatscapes to stage materials and equipment on site (if necessary) in designated locations.

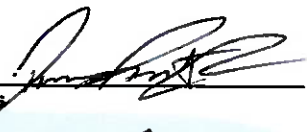
10. The Contractor shall indemnify and hold harmless Winchester Landing against any liability, loss or expense incurred or suffered in consequence either by bodily injury to any person, including death or damage to any property due to any negligent or willful act of omission of the Contractor, or of any subcontractor, or of any officer, agent or employee of the Contractor, arising out of or in connection with the performance of the work of this Agreement. Winchester Landing agrees to hold the Contractor harmless from any and all liability due to slips and falls on said property.
11. The Contractor shall, at all times during the life of this agreement, maintain liability insurance policies, which are deemed mutually adequate by the contracting parties. Such insurance shall name Winchester Landing as additional insured.
12. This agreement may be withdrawn within ten (10) days from date submission. Contractor has the right to refuse this agreement in the event they are not the Landscape Contractor.
13. If either party initiates court action to enforce this agreement, the party not prevailing in such court action shall be liable to the other for his or her expenses, including reasonable attorney's fees.
14. This Agreement, its application, interpretation and liabilities of the parties, will always be governed by Virginia law without regard to conflict of laws.
15. The agreement is for a 12-month period beginning on September 1, 2025 and terminating on the August 31, 2026. This agreement shall be automatically renewed for one-year periods unless either party gives the other written notice of termination not less than thirty (30) days before the expiration of any term, in which case the contract shall terminate at the end of the term.
16. Invoices will be submitted in a timely manner after services are performed. Invoices are due and payable thirty (30) days from the date of invoice. In



1331 CEDAR CREEK GRADE
WINCHESTER, VA 22602
(540) 888-3138

the event that payment is not received in thirty (30) days, a 1.5% late fee will be applied, 18% annually.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as the day and year first written above.

Signature: 
Greatscapes

Print Name: James P. Pintz Jr.

Print Title: President

Date: 7/23/25

Signature: Tom Denney
Winchester Landing Homeowner's Association

Print Name: Tom Denney

Print Title: WLHOA Presidnet

Date: 7-23-25



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ATTACHMENT A: EQUIPMENT RATES

EQUIPMENT/MATERIAL	UNIT	RATE	MINIMUM
Snow Stakes	EACH	\$5.00	-----
Plow Truck	HOUR	\$145.00	1 Hour
Plow Truck with Spreader	HOUR	\$165.00	1 Hour
Skid Steer	HOUR	\$165.00	2 Hour
Skid Steer with Push Box/Rubber Bucket Edge	HOUR	\$215.00	2 Hour
Large Loader	HOUR	\$275.00	2 Hour
Large Loader with Push Box	HOUR	\$325.00	2 Hour
Sidewalk Machine (ATV/UTV)	HOUR	\$115.00	2 Hour
Sidewalk Labor	HOUR	\$60.00	2 Hour
Snow Blower	HOUR	\$85.00	2 Hour
Supervisor/Area Manager	HOUR	\$70.00	2 Hour
Bulk Ice Melt	Ton	\$550.00	-----
Magnesium Chloride	50 LB Bag	\$45.00	-----

*Snow stakes are the property of Greatscapes. Price includes pre-season installation and post-season removal.