

PRITCHETT FARM OWNERS ASSOCIATION, INC.
LANDSCAPE MAINTENANCE STANDARDS

Spring seems to have come early this year! We would like to take this opportunity to assist our owners in getting and keeping their lawn and landscape in great shape by offering the following list of lawn maintenance standards.

This notice is meant to be generally informative, and it is recommended that all owners seek specific advice from landscape professionals on their particular problem areas. Don't forget that plants and turf are living things which may require additionally hand watering from time to time to keep them healthy.

General Lawn Standards – Turf

Mowing:

- Since the turf type at your home is Bermuda, the most important thing to know is that this turf goes dormant in the winter. That is why it is not green during winter months. Growing season is typically May to September, but you may see your turf greening up very soon. When your lawn is green and about 3 inches in height, it is time to mow. Your turf should be mowed on a regular basis at approximately 2" in height throughout the season and should not exceed 4" at any time.

Fertilization and weed control:

- Owners will already begin to notice the first green after dormancy to be weeds! It is important to get ahead of weeds as soon as possible. To control weeds that have not yet sprouted, a weed control herbicide (called a 'pre-emergent' for spring applications) can be applied. This weed control can be found in products which also may contain fertilizer. You can now apply a pre-emergent with some success in preventing more weeds to germinate. Existing weeds must be individually sprayed to kill them, or hand pulled. You can seek assistance from your local garden center for the best product to use. It may take some time for the weed to turn brown, and then it can be pulled up. If owners want to have a complete regimen for weed control and fertilization, follow these steps listed below. Remember: a healthy Bermuda root system will make it very difficult for unwanted grasses and weeds to penetrate the lawn, so fertilization is key to preventing large weed infestations.
 1. Treat turf with a pre-emergent product in the spring and post-emergent product throughout the growing season in the year. In general, pre-emergent chemicals should be applied in March and May; post emergent/spot treatment can be applied in other months, as needed.
 2. Fertilize lawn routinely to create healthy growth. Fertilizer should be applied in April, June and September only

General Maintenance and Care:

- Your lawn should not have large bare spots. To cure bare spots, sod/plugs may be installed to quickly repair these areas, and will quickly take hold. You may also rake and dead areas to remove what is called "thatch" and apply a 1" layer of top soil, which encourages the Bermuda to fill in the bare spots. Be patient, as Bermuda does grow slowly at first but will spread!
- Bermuda's growing habit tends to creep, and to keep your yard looking its best, edging is very important. You should edge along hard surfaces like driveways and walk ways, as well as along your mulched beds. Don't forget edging around your home's foundation, mailbox, fences, and any other areas not able to be reached by a mower. Trash receptacles should be moved so that trimming can be done underneath and around them.
- Any grass clippings should be blown off hard surfaces (driveway or sidewalks). Leaving clippings on the turf is ok, but do not place clippings on landscape shrub and tree bedding. This creates a messy appearance, and does not benefit the shrubs and trees.

Plant Bed, Tree and Shrub Maintenance Standards

- Plant beds and tree rings should be kept free of weeds at all times.
- Plant beds and tree rings should receive a fresh application of mulch or pine straw annually. Bare dirt should not be visible at any time. To create community uniformity, please apply mulch that is organic (no rubber), usually hard wood, which is brown in color
- Shrubs should be pruned so that they do not grow above the base of the front window sills, and should be pruned to nursery standards.
- Trees should be properly limbed from the base and should not have any new growth (also known as “suckers”) growing from the base of the tree. DO NOT CUT A TREE FROM THE TOP. This practice, known as ‘topping’ is not only aesthetically unattractive, it will kill a tree over time. Tree branches should be pruned so that they are not touching your home at any time.
- Dead and diseased shrubs and trees should be promptly removed. Replacing trees that were removed due to disease or death are best replaced in October or any cool month.

Please remember that if you wish to alter your exterior landscaping, a written request should be submitted to the HOA management team. All owners must have this written request approved by the Board PRIOR to commencement of any work.

Should you wish to hire a landscape service to assist with the chemical treatments (fertilizer, pre and post emergent), mowing and the like, please contact the HOA management company for a list of vendors who may be able to perform these tasks for you.

Finally, compliance with the above guidelines is expected, and letters seeking compliance will be sent to those property owners who have uncut lawns, weeds in turf or beds, and lack edging of turf on hard surfaces and planting beds. Non-compliance after 2 letters will result in a due process hearing before the Board or its designator, and further non-compliance may result in fines being assessed to your account.

We hate sending letters to you as much as you hate to receive them. Please note that it is part of the HOA manager’s scope of work to inspect the community each month, and send reminder letters to owners about lot appearance. We want to help you keep your lawn and landscape beds looking great! Proper landscape maintenance is not only required, it helps to protect and retain the property value of your home and lot. Please let us know how we can be in partnership with you to keep Pritchett Farm a beautiful place!