

Simple Steps to Budget -Friendly Healthy Lawns & Landscape

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Today's Journey

What is a Healthy Lawn?

Taking Stock

- HOA Considerations
- Land & Landscape
- Policy & Restriction

Best Practices for Working with
Landscapers



What is a healthy lawn?

What is the “perfect lawn”?

You may notice dandelions and other weeds in the turfgrass at Longwood. In an effort to be better stewards of the land and reduce the use of herbicides, Longwood has chosen to tolerate rather than chemically eliminate all lawn weeds.

Cultural methods are used to reduce the use of herbicides on lawns, such as planting improved turfgrass varieties, raising mowing heights to shade weed competitors, and fertilizing in fall to maintain balanced nutrient levels.





What is a healthy lawn?



What is our intent?

What is the “perfect lawn”?

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How will we use our amenities?



What don't we want to see?



Cool Season Grasses

Fescues, Kentucky Bluegrass,
Perennial Ryegrass

- Optimum top growth at 60-75° F
- Optimum root growth at 40-60° F
- Little or no winter dormancy
- Continuously active root system
- Vary in summer persistence
- Shade tolerance:
 - **Fine fescues (best)**
 - **Tall Fescue, Perennial Rye (average)**
 - **Kentucky Bluegrass (poor)**
- Height: 3.5"-4"



Warm Season Grasses

Bermudagrass, Zoysiagrass, Nimblewill

- Optimum top growth at 80-95° F
- Root growth at similar temperatures
- Very efficient water and light users
- Lower maintenance
- Winter dormancy
- Greenup begins with ~55° F soil temps
- Shade tolerance:
 - **Bermuda (worst for shade)**
 - **Zoysia, Centipede (average for shade)**
 - **St. Augustine, Nimblewill (best for shade)**
- Height 1.0"-1.5" Zoysia and 1.5"-2.5" Bermuda



Growing Season Overview

Spring

(April-May)

Cool-season grass thrives, warm-season grass starts greening.

Summer

(June-August)

Warm-season grass dominates; cool-season grasses slow down.

Fall

(September-November)

Cool-season grass rebounds; warm-season grass declines.

Winter

(December-March)

Warm-season grass is dormant, while cool-season grass grows minimally or goes dormant in cold spells.





Bluegrass



Bermudagrass

Signs of Healthy Soil

- Aggregate Stability*
 - Low residue
 - Water Infiltration*
 - Absence of crusting
 - Penetrable
 - Color
 - Critters/Positive soil biology*
- *Indicators in Soil test



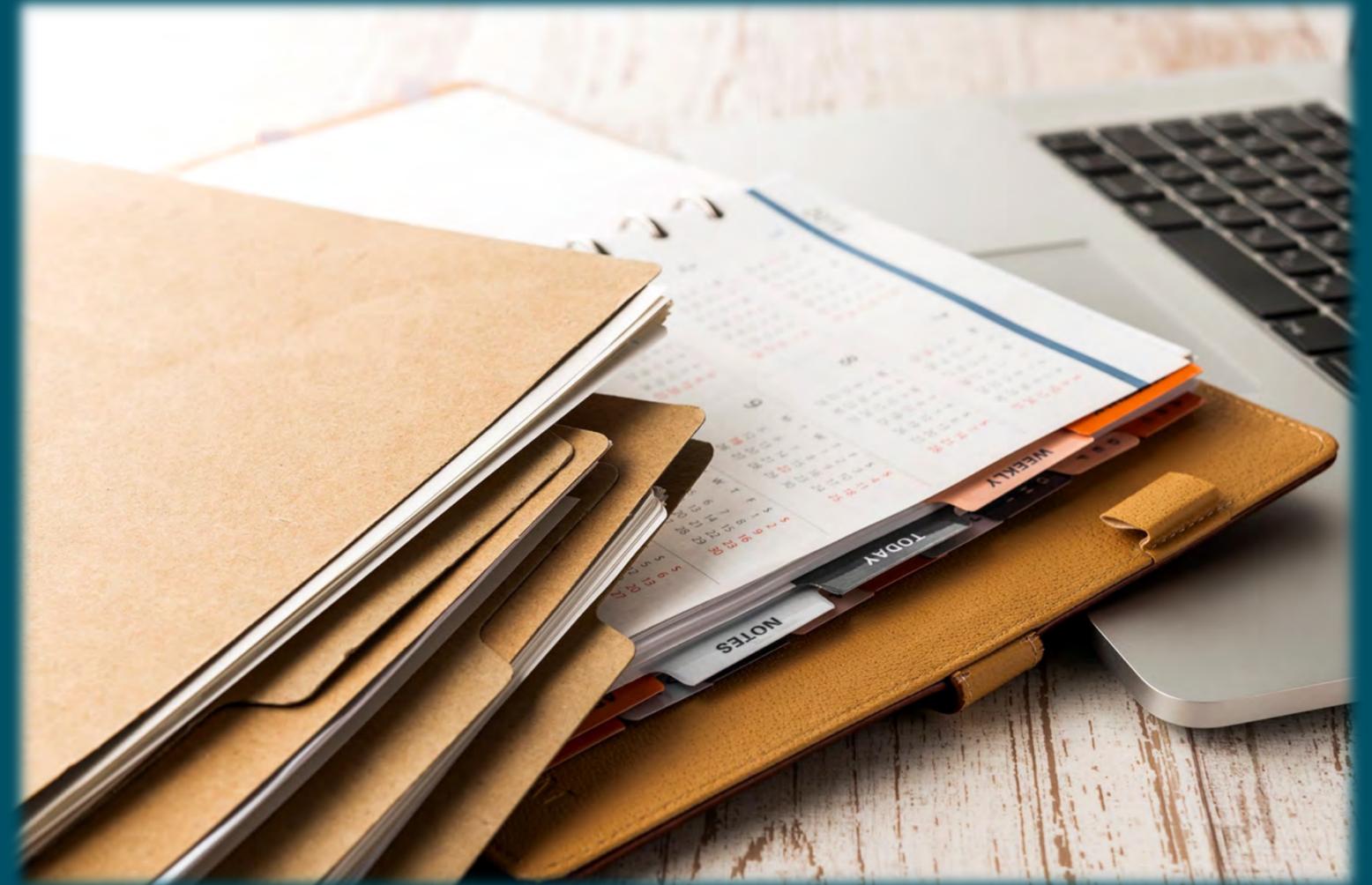
Budget - Friendly Practices

- Soil Test for Nutrient Needs
- Mower
 - Deck to appropriate height
 - Frequency according to growth
- Drought = No Mow, No Traffic
- Turf Type Varieties for heavy traffic
- Feed according to best time for grass type/
- Raise weed tolerance; right control; right place, right time
- Mulch trees/shrubs correctly



HOA Policies & Regulations

- Review to update under current climatic conditions and extreme weather events.
 - Drought
 - Transition Zone
 - Refresh/Reno?
- Limit Prescriptive Aesthetics
 - Take advantage of tech improvements
- Know assistive services such as 311
- Record retention



Landscape Contract Considerations

- READ THE CONTRACT
- Detail Scope of Services
- Flexible Service Requirements
- Unexpected Services
 - Assignment
 - Pre-negotiated price*
- Consider your contract vehicle
 - Option Years
- Payment Terms
- Termination

Landscape Contract Considerations

- RE-READ THE CONTRACT
- Negotiate Terms
- Dispute Resolution
 - Handling
 - Remediation
 - Timebound
- Walk, Map Property

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HOA Guide

