

Wendell Falls Community Association Landscaping Guidelines

Lawn Maintenance Specifications

- Maintenance of turf areas consists of mowing, edging, trimming, blowing off all pedestrian paths, blowing off all vehicular traffic areas, weed control, fertilization, pH adjustment, insect control, disease control, water management, and any other procedure consistent with good horticultural practice necessary to ensure normal, vigorous, and healthy growth of turf areas.
- Lawns should be fertilized four (4) times per year. Fertilizer of a granular type with a complete/incomplete make-up should be applied to correct any deficiencies within the soil profile. A granular application of products is preferred.

Lawn Insect and Disease Control

- Owners shall inspect regularly for weeds, fungus, grubs, and insect infestation taking action as required to control and cure as required by the community standard.

Lawn Weed Control

- Owners shall ensure lawns are chemically treated twice or more each year, additionally hand weeding as necessary, for general weed control. A pre-emergent crabgrass control should be applied once in early spring each year. A broadleaf weed control should be applied in summer (July) each year.

Lawn Grooming

- Owners shall ensure that all lawns are maintained at a height based on tolerances for each location's turf type. Lawn areas shall be kept clean of leaves, dirt, and grass clippings. Grass cutting will be done no more than once per week or as required. Edges shall be trimmed around all unit walls, drives, curbs, walks and planted areas.
- Mowing (fescue turf) — Fescue turf areas should be mowed once per week for forty-eight (48) weeks (on an annualized basis) beginning March 1st through December 15th. The balance of the year, owners shall only mow when the grass is one-half inch above the minimum height of 3.0".
- Mowing height will be no lower than 3.0" and no taller than 4.0" through the summer months (height of cut to be measured from mower blade to flat level paved surface).
- Clippings shall remain in the turf areas as long as no readily visible clumps remain on the turf surface after mowing. Owners will collect and dispose of any clippings that remain in clumped form after mowing operations.

- Mowing Bermuda/Zoysia turf areas begins in the end of April/early May, and continues through the end of September, all depending on weather conditions. Bermuda height should be 2" and Zoysia 3".
- Trimming shall include posts, columns, bed lines inside the turf area, structures within the turf area, areas out of range for mowers, and inclines that are deemed too dangerous for mowers to safely operate.
- Edging - Owners will mechanically edge all curb, walkway, and turf bed lines within the mowing site. Edging will be performed only when mowing is needed to keep the site at minimum height according to the aforementioned mowing guidelines.
- Blowing - Mechanical blowing should occur from March through December 15th and/or in accordance with the above mowing schedule. Blowing of all concrete and asphalt surfaces within the home-site will occur after mowing, edging, and trimming. Roadways impacted by maintenance are to be blown clean.
- Leaf Blowing - Fallen leaves on lawns and planted bed areas shall be collected and removed from the property. Blowing leaves into the wooded areas to maintain a neat and orderly appearance to the turf areas is acceptable.
- Lawn Aeration - Summer aeration is required on all warm season turf. Other turf areas should be aerated once per year in conjunction with the over-seeding and fall fertilization operations for fescue turf areas.
- Seeding - Owners shall ensure all areas are seeded or over-seeded as needed, using a drought resistant mixture as required for specified turf type.

Floriculture

- Annual beds should be amended and tilled prior to each rotation (including the removal of any excess soil).
- Owners must hand water (as allowed, if in drought conditions) as needed to ensure a first-class appearance and seasonal longevity.

Water Management

- Monitor the moisture levels in turf areas to ensure viable conditions.
- Ensure any irrigation system operates without breaks or interruptions in service.
- Regularly check spray heads to ensure proper coverage and check for damage. Adjust head spray patterns, if required, to provide complete and adequate coverage of home-site.

- Winterize the irrigation piping to ensure no damage will occur due to ice expansion within piping. It is the owners' responsibility to winterize the irrigation system prior to freezing or frost warnings. If damage to real property or personal injury occurs due to owners' failure to winterize their system, the owner may be held responsible.

Non- Irrigated Areas

- All efforts shall be made to maintain areas without irrigation to the highest possible standards. These areas should be accounted for during the fertilization and soil amendment process.

Bed Maintenance Specifications

- Maintenance includes cleaning, edging, fertilizing, pH adjustment, insect and disease control, water management, mulching, weeding of all shrub/bush, flower and tree beds.

Homeowners Shall Ensure:

Shrub/Bush, Perennial, and Tree Beds

- All beds and tree wells are cultivated and mulched where no stone is present.
- All beds are free of weeds and leaves at all times.
- All plants are sprayed and/or treated to eliminate all types of infestation.
- All shrubs/bushes, beds and ground covers are fertilized and limed according to their particular needs.
- Pruning will be an ongoing process because of the diverse selection and sheer volume of shrubs. Shrubs should be maintained according to each plant's respective requirements.
- All shrubs and bushes are pruned at least two (2) times per season, typically mid-spring and late summer.
- Trees are pruned and/or sheared during the growing season to promote healthy limb growth, shape, and size for the planting location.

Re-mulching of Beds

- A top dressing is maintained with a minimum of a two (2) inch barrier of shredded hardwood, non-demolition material applied.

- The removal of built-up mulch should be accomplished when necessary, to maintain healthy plant, shrub/bush, and tree growth.
- Weed control is to be accomplished prior to applying new mulch. Mulch should at no time encroach the crowns of any plant and maximum depth should never exceed 3.5"

Debris

- All debris is removed from the premises and properly disposed of every week (52 weeks). Debris includes, but is not limited to: grass clippings, debris as a result of typical weather conditions, annuals, pet station waste, trash receptacle waste, and any other waste associated with their maintenance activities.
- Any waste considered hazardous is to be delivered to a North Carolina approved landfill/waste site.

Shrub Fertilizer

- Fertilization of all shrubs should be performed as required with a slow release fertilizer or granular fertilizer. Types and rates of application will vary according to plant requirements.

Insect and Disease Control

- Inspect regularly for areas in need of treatment for any insect and/or disease related problems. Verify infestations, and treat affected areas as required.

Tree Maintenance Specifications

- The total maintenance of all trees consisting of weed control, pruning, fertilization, pH adjustment, insect and disease control, water management, and any other procedure consistent with good horticultural practice necessary to ensure normal, vigorous, and healthy growth of all trees.
- All trees are pruned as necessary to promote good shape and healthy limb growth.
- Ensure all dead limbs are cut and removed so no branches/limbs will overhang sidewalks and parking areas lower than eight feet from ground. Lower branching on all trees shall be pruned as needed to keep them elevated to a uniform height.
- Trees located in natural areas shall be pruned only when their growth habit affects formal maintenance areas. Pruning for all ornamental trees will include, but not be limited to, shaping all heads, removal of conflicting branches, and removal of interior sucker growth.