



Dear Brandon Ridge Homeowner,

In this community, all residents—whether a homeowner or a rental tenant--- must use all available resources to maintain their property's lawn and landscaping. Prior years water restrictions have left this requirement unenforced. However, there are now sufficient watering allowances to warrant the enforcement of this violation.

Proper lawn maintenance is required under our Covenants, Conditions and Restrictions (CC&Rs) and failure to do so is subject to the violation process which can lead to daily fines. Please see CC&R sections 7.7 and 7.18 (you should have a copy in your closing documents or one is available online : www.brandonridge.org)

*The main concerns at this time are the following items: **the lack of/appearance of flower beds, yard trees and edging of your lawn.** All lots should have a minimum of eight (8) shrubs and two (2) trees; every flower bed should be free of grass and weeds. The beds and the yard trees should be lined with mulch, pine straw or rocks. All lawns should be edged along the sides of the home, around driveways and along the sidewalk area; and be free of weeds. Please make certain you comply with these items on your lawn as soon as possible to avoid fines being accessed to your account. The Board has extended a completion date of June 1st 2009. At that time, the violation/fine process will begin for all homes.*

On the back of this letter, we offer tips to those who may need it to improve their lawns. Soon, homeowners who fail to restore their yards will receive violation letters; we are trying to prevent the need to do that and, instead, take a more pro-active approach that will result in a much better looking neighborhood. A goal that benefits all of us from a property value standpoint.

For more information about lawn care requirements, please contact your Board of Directors or Henderson Properties.

Sincerely,

On behalf of the Board of Directors,
Brandon Ridge Homeowners Association

919 Norland Rd
Charlotte NC, 28205
704-970-4155

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LAWN IMPROVEMENT TIPS:

1. **BATTLING BARE SPOTS AND “BROWN PATCH”:** There could be several reasons for bare spots. One could be the lawn was re-seeded in spring and the new grass has died from the heat. Another could be a common fungus that most fescue lawns get starting in July (brown patch). Another could be an attempt to control weeds resulting in large dead spots. Most likely the drought and poor soil conditions are the problems. Most did not attempt re-seeding last fall or spring resulting in bad looking lawns [since these lawns have not been established for many years]. Most Phase I lawns look “okay” but they have been here a while and survived the drought last summer resulting in stronger, deeper roots.

2. **WHEN IS THE BEST TIME TO RE-SEED?** Fall--September through mid October Spring—March through mid April. It can be done later, but germination will not be as good. Take advantage of the current watering allowances being made by the county (at least one day a week) and hand water problem areas if you are fighting just random bare spots.

3. **REVIVING YOUR LAWN:** (Most home improvement stores and garden centers carry lawn care products.)

- a) Give your lawn a good aeration; seed needs soil contact in order to germinate.
- b) Apply lime after conducting a soil test.
- c) Apply starter fertilizer when putting down seed.
- d) Use a good quality fescue blend. Read seed label on bag , look for seed vs. weed ratio and percentage of germination..... 99% weed-free is best. 85% and above for germination rates.
- e) Lightly wheat straw or peat moss bare areas.
- f) Water...water... water...to the extent current drought restrictions will allow. Utilize your two days of watering allowance and hand water trouble spots.
- g) Treat your lawn NOW if you have any broad leaf weeds in it. *Do not* treat three (3) weeks prior to seeding. READ HERBICIDE LABEL.
- h) Purchase a weed spray to get rid of grass and weeds growing up through the cracks in your driveway and sidewalk. This improves the overall look of your property and is inexpensive to do.

4. **FULFILLING THE LANDSCAPE REQUIREMENT ON A BUDGET:**

- a) Buy smaller shrubs. Buying smaller, fast growing shrubs, can save you lots and you get to watch your investment grow larger!
- b) Look for drought tolerant varieties. Many plants now come in drought tolerant versions. They have been specially breed to endure heat and less water. This can help you avoid costly replacements.
- c) Buy from a store with a warranty. Many home improvement stores will replace plants within one year of purchase. Just make sure to keep your receipts and pots so you know which plant you are returning.
- d) Join the Arbor Day foundation. They have a lot of plants at very low prices and they can be sent straight to your home.

Feeling overwhelmed? Leave it to professionals. There are several lawn care services that offer affordable, annual plans that cover proper aeration, seeding, fertilizing and weed control.

