

Dear Crescent Ridge/Parc Homeowner,

Here are some helpful tips for you to maintain your yard & stay within Crescent Ridge/Parc HOA guidelines:

Best practices to maintain your yard.

1. Lawn.

- a. **Mow grass once a week.** If you are on vacation, or if there is no rain and the grass is not growing so much, it is OK to skip a week. By mowing once a week you can use a mulching mower which will reintroduce the clippings into the lawn and save you the need to bag or compost them. It is also healthy for your lawn. If the lawn gets too long, then the clippings will not get properly mulched and won't settle well into the grass. This can kill the grass under the clumps, letting weeds germinate, grow and infest your lawn.
- b. **Trim the sidewalks and driveway at least once a month.** See fig. 1 for what a properly trimmed concrete edge should look like.
- c. **Control weeds.** Below are the 3 common problems and how to deal with them:
 - i. **Normal weeds,** Dandelions, clover, purslane, thistle, violets, etc. Weed and Feed fertilizer applied in late June will keep them down. But it is not completely effective because it must be applied to wet lawns so the poison will stick to the weed leaf and absorb into the plant. If the lawn is overgrown with weeds, this is the first step. But if you have very few weeds, or after using weed and feed, the final step is to spot spray the weeds with a liquid killer. Or you can pull them out by hand. Figure 2. Weed control using first the weed and feed, and then spot spraying, pretty much guarantees you will have a weed free lawn. Hardware stores have hand pump pressure sprayers on sale for under \$25, and the liquid weed killer comes in

bottles that can be diluted into the sprayer. One or two applications after the weed and feed and you should be good for the summer.

- ii. **Crab grass** is an annual grass. It dies in the winter and comes back in the spring from seeds left from the previous year. You can control it easily with a crab grass killing granular fertilizer on the whole lawn in the early spring. (mid to late March). The application timing is sensitive though, because if the seeds have already germinated it won't kill them, and if it is applied too early snow or rain may wash it away, making it less effective. Most people have to apply the crab grass killer in March, then do some hand removal of the surviving crab grass in June/July. If you keep up with it, crab grass is absolutely manageable and not much work. Figure 3.
- iii. **Quack Grass**. This grass is a thick bladed perennial grass, and grows faster than the surrounding "good" grass. It is unsightly and very noticeable. It grows in small clumps which propagate quickly over time by root. It will come back each year if you don't remove it. All lawns in Troy have quack grass in them to some degree. The good news is if you pull it out by the roots when you first notice it, it's easy to control. If you don't, it will take over vast parts of your lawn and you will have to remove the turf and reseed if it is very large. Figure 4.

d. Water your Lawn. For your lawn to stay green in Michigan summers it must be watered at least some of the time. Some years you don't have to water it because nature takes care of it with plenty of rain at frequent intervals (Like summer 2021). Other years you may need to water a couple times a week to maintain a good appearance. If you don't water an otherwise healthy lawn, it will go dormant (brown). When the season changes to cooler or wetter it will come back to its normal green. Homeowners in Crescent Ridge/Parc all have an automatic sprinkler system and very few allow their lawns to go completely dormant in the summer.

e. Maintain your sprinkler system.

many add-ons, most of which you don't need to have a healthy lawn and trees. An added benefit is most providers also handle tree fertilizing and pest control. Indigenous trees generally do not require fertilizing, but if you have some specially sensitive ones, you may need some pest control or other unique care.

2. Shrubs, Trees and Landscaping

- a. **Trim your trees and shrubs.** All your trees and shrubs will need to be trimmed for some reason at some time. For trees you need to make sure any dead or damaged branches are removed. This is a cosmetic and safety issue. High winds and Ice will break large branches. If they remain in the tree, they will eventually fall and could hit someone or something on the ground. You must trim landscape shrubs that require shape control at least once a year. In some cases, you may want to trim them more to keep them looking attractive to your personal standards. Go to the internet to see when and how to do it or to find a service provider.
- b. **Keep your sidewalks clear from branches and other obstructions at least 8 ft above the concrete from edge to edge.** This is a minimum Troy City requirement for the safety of walkers and bikers. If reported the city will enforce it with a letter and follow up.

3. Flower Beds

- a. **Weed your flower beds.** You have to keep your flower beds and any other type of non-grass beds such as stone, wood chips, etc. free from weeds. They continue to appear throughout the growing season. You can make this easier by doing a once a week or once a month weed pulling session. If you choose to use weed killer, be careful to apply it only to the weeds and don't get any on the shrubs or flowers.
- b. **Pick up tree branches and dead plants.** Tree branches and bunches of leaves will fall on the lawn and in your wood chip, stone and

flower beds mostly due to storms and wind. They are easy to pick up as they occur. Figure 5.



Figure 1. Sidewalk Edging



Figure 2 weeds in a lawn



Figure 3 crab grass



Figure 4 Quack Grass

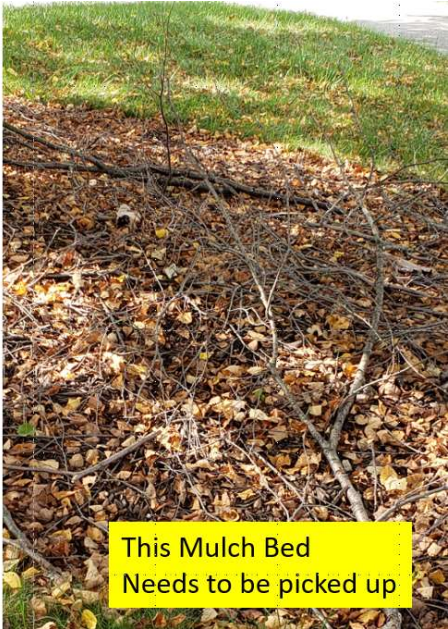


Figure 5 flower/stone/wood chip beds