



Lawn Care Maintenance

With your brand new home, you were provided with a seed & straw or sod package depending on the community or upgrade options you chose. *Both options must be cared for starting the day after closing.* Establishing your new yard will be very important and the job of the new homeowner as landscaping and lawns are not covered by the one year builders warranty. No worries though, with a little work and attention you will create a beautiful yard over time that you will be proud to maintain and show off.

- It is very important that new grass is watered. It will be necessary for you to water your new lawn & landscaping if it does not rain **at least every other day**. Grass will typically germinate within 5-21 days. Keeping the lawn moist with a light sprinkling during this time is crucial. If the seed is allowed to dry-out, it may die. On the opposite side of that, do not over water the seed, as it could wash out. Once the grass is about 2" tall, cut back watering to every 2 or 3 days depending on the time of year. In hot conditions it will be necessary to continue to water more, in cooler weather less.
- The Time of Day you water is important too! *Yes, it does matter.* In the heat and humidity of the summer watering between 5am and 9am is best to minimize evaporation. Watering at night could cause conditions for disease.
- In case of heavy rains, you may need to re-seed some areas. No one can control the weather, but if it rains hard, it could wash away some of your seed. In these cases, we encourage you to re-seed those areas. You may need to rake to prevent uneven spots before replacing the seed and always add straw for a layer of protection. This is a standard occurrence and inspecting your yard frequently and repairing these spots as soon as possible will help your lawn grow more evenly.





- Drainage in your new yard was established by Southeastern and you must maintain it after closing. Anytime you add or change anything about your yard, it may effect the drainage. Things such as adding a fence, playground or moving and changing flower beds can change the drainage plan for your home. Please be very cautious when adding or changing these kinds of items.
- With a seed & straw lawn, it will take some hard work from you to establish the lawn. Try and leave the straw intact until your lawn is able to take root. If areas of straw blow away, you should replace the straw. The straw acts as a protector for new and growing grass. Remove the straw once you can see the grass beginning to grow in nicely.
- Expect weeds. New yards will always have weeds; they blow in or some will come in the mix. Never treat them with chemicals early in your new lawns life. We recommend you wait at least 1 year to treat for weeds.
- Mowing. It's important, and let's face it, there is nothing like a freshly mowed lawn. BUT in this case, you must resist mowing until the grass is at an unsightly height of about 4". When you do start mowing, never cut it too low, start high! The longer you can wait that first time to mow, the more the grass can establish itself.
- Your lawn is now like your baby, treat it with white gloves. Reseed any thin patches and love and care for your lawn. The first two growing seasons will be tough, but in the long run it will be worth it.
- Aeration and Overseeding. YES, This will be needed the first growing season after your lawn was put in. For example, if you close in October, you will need to aerate, overseed and fertilize in the spring; if you close in April you should do the same, but in the fall. This will give your yard a head start in establishing its roots.

Maintaining a new yard can be and will be hard work, but with a little effort and time you will be proud of the results and enjoy the fruits of your labor for years to come.