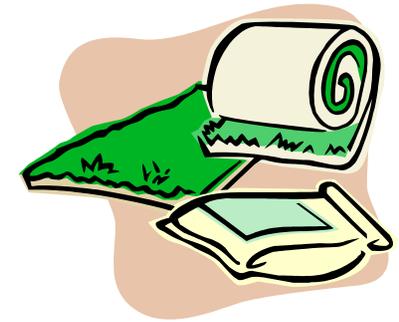


Sod Care Information



This brochure provides general sod care information to ensure the existing sod or recently planted sod at the unit you lease remains healthy.

For Questions or concerns regarding your lawn, please email our service department at:

Email:
service@priebpropmgmt.com

**Reminder:
Page 2 Section 6 of your lease states that Lawn care and Landscape are the responsibility of the tenant. Any damage to the Lawn/Landscape due to tenant negligence will be charged to the tenant.**

Tips for Healthy Sod Establishment

Watering

Water the newly planted sod immediately after it is laid and firmed into place. Make sure the water goes through the sod and into the soil, being careful not to saturate it. In order to check the soil for dryness or saturation lift a corner of a sod piece. Sod laid on slopes or near trees requires more water than sod laid in flat ground.

Mowing

Never mow off more than 1/3 of the grass blade (should be 2 1/3" to 3" in height before mowing). Never use a dull mower blade. With new sod, try to mow on a warm, dry afternoon or evening to prevent grass from sticking to the mower. Avoiding watering the day or two before mowing could also reduce the likelihood grass will stick to the mower. Mow frequently in order to allow the grass to spread and fill in.

Fertilizing

When beginning fertilization around weeks 4 to 6, start with a 16-16-16 (6.5 lbs/1,000sq ft), 10-20-20 (10lbs/1,000sq ft), or similar fertilizer. Apply to a dry lawn then water well to prevent the chance of burning the grass. Repeat this process again 4 to 6 weeks later. After 2 to 3 applications of starter fertilizer, follow guidelines for established lawns.

Sod Care Timeline

Weeks 1-2

During this time, proper watering is essential. Water at least twice daily (AM & PM), a 1/4 inch each time until root establishment has begun. Be careful not to saturate the sod. Areas of sod may brown due to stress of placement. Continue to water the sod. It will turn green once the root system takes hold. Sod placed near established trees/shrubs or on a slope needs additional water. Reduce frequency of watering just before first mowing.

First mowing should not occur until approximately 14 days after installation (longer in winter). Grass should be 2 1/3 to 3" in height before mowing. You should never mow off more than 1/3 of the grass blade.

Keep foot traffic off new sod.

Weeks 3-4

By weeks 3 and 4, reduce watering frequency but increase minutes per watering.

Weeks 4-6

Begin fertilized after approximately 4 to 6 weeks, using a 16-16-16 (6.5lbs/1,000sq. ft), 10-20-20 (10lbs/1000sq ft.), or similar fertilizer. Repeat again 4 to 6 weeks later. After 2 to 3 applications of starter fertilizer, follow guidelines for established lawns.

After approximately 8 weeks, treat the sod as an established lawn.

Lawn-Care Tips for Established Lawns

Watering

Lawn watering is important to maintaining a healthy lawn, but you should also strive to conserve water by watering only when your lawn shows signs of needing water. These signs include a darker bluish-green color or footprints remaining in the turf. Once water is needed, water slowly, and direct the water only onto the turf.

Water According to the Weather	
Water Less	Water More
Cooler temperatures	High temperatures
Cloudy or overcast	Bright sunlight
Low wind	High wind
High humidity	Low humidity
Rain or showers	No rain

Mowing

Continue to follow the 1/3 rule when mowing established lawns, alternating mowing patterns with each mowing. Clippings may be left on the grass, as they decompose quickly and are a good source of nutrients. It is best to mow dry grass, though mowing wet grass during rainy weather is better than letting it get too tall.

Fertilizing

In the spring and early summer, or on sandy soils, use fertilizers containing slow-release nitrogen. Be sure to fertilize when grass is dry to allow fertilizer to sift down into the soil, applying about 1/2 inch of water after application to move it into the topsoil.

Aerating

Aerating improves lawn problems such as thatch and poor drainage. When aerating, holes should be 3 inches deep, 3 inches or less apart, and 3/4 inch in diameter. For best results, aerate once or twice annually on a continual basis.

When to Aerate	
Core Aeration and Vertical Mowing	
Cool-Season Grasses:	April, May or Sept.
Warm-Season Grasses:	Late Mar. through July
Spiking can be done anytime throughout the year.	

Weed Control

In order to maintain a healthy lawn, you will need a weed control program. Because weed control programs are weed-specific, you must identify the problem weed or weeds. Then, attempt to correct the problem by modifying your lawn-care practices. If chemical control is needed, select an appropriate herbicide and follow all label guidelines, including how and when to apply.