

Dora Landscape

Devonshire Neighborhood – Take-All Root Rot Action Plan

Purpose

Dora Landscape recommends a comprehensive, multi-phase treatment and remediation program to address **Take-All Root Rot (TARR)** affecting St. Augustine turf throughout the Devonshire neighborhood.

The goal of this program is to begin the process of controlling the disease, encouraging root recovery, and improving the long-term health and survival of the turf. Because Take-All Root Rot primarily affects the root system, improvement from the initial fungicide treatments may not be immediately visible above ground.

The recommended program consists of **three initial fungicide treatments, spring sod remediation, a second round of fungicide applications following sod replacement, and improved supplemental irrigation practices.**

Phase I – Initial Fungicide Treatment Program

Dora Landscape recommends three specialized fungicide applications at **30-day intervals** during the fall and early winter.

Treatment Schedule

Treatment	Timing	Fungicide	Cost
1	October	Azoxystrobin	\$4,500
2	November	Propiconazole	\$4,500
3	December	Atticus Artavia XCEL	\$4,500
Total		Three Treatments	\$13,500

The three treatments are designed to provide a comprehensive fungicide program targeting Take-All Root Rot and to begin the process of improving the health of the turf's root system.

Cost Per Home

The total neighborhood treatment cost is approximately **\$13,500**, which equates to approximately **\$150.00 per home**, based on the number of homes participating in the neighborhood-wide program.

Important: The initial treatments are intended to begin the recovery process. Homeowners should not expect immediate visible improvement following the fungicide applications. Since the disease primarily

impacts the root system, the benefits of the treatments may occur below the surface before significant improvement is visible in the turf canopy.

Phase II – Early Spring Sod Remediation

Following completion of the initial fall/winter fungicide program, Dora Landscape recommends evaluating the turf in **early spring** to determine the appropriate areas for sod remediation.

Where turf has been significantly damaged by Take-All Root Rot, replacing affected St. Augustine sod will provide an opportunity to establish new, healthier turf following the initial disease-management program.

Estimated Cost

Sod remediation is estimated at approximately:

\$2.25 per square foot

Prior to the spring remediation, Dora Landscape will measure the areas requiring sod replacement. Each homeowner who elects to participate will receive an **individualized cost breakdown** based on the actual square footage of their property requiring remediation.

This approach allows each homeowner to understand the specific cost associated with their property before approving the work.

Phase III – Post-Remediation Fungicide Program

For homeowners who elect to replace their affected sod, Dora Landscape recommends a **second round of fungicide treatments** following sod remediation.

The same three-product fungicide program would be utilized:

1. **Azoxystrobin**
2. **Propiconazole**
3. **Atticus Artavia XCEL**

The purpose of the second treatment cycle is to provide additional disease-management support while the newly installed St. Augustine sod establishes its root system.

New sod represents a significant investment for homeowners. Protecting the new turf during establishment can give the St. Augustine the best possible opportunity to develop a healthy root system and survive long term.

Treatment timing and application intervals for the second round will be coordinated with the sod installation schedule and turf establishment requirements.

Phase IV – Supplemental Irrigation and Water Management

An important component of the Devonshire Take-All Root Rot management program will be **proper supplemental irrigation**.

Drought stress can play a significant role in weakening St. Augustine turf and increasing its susceptibility to disease and poor recovery. Therefore, homeowners should not rely solely on a once-per-week irrigation schedule, particularly during periods of hot, dry, or drought-stressed conditions.

Homeowners should provide appropriate supplemental watering when environmental conditions require it, while avoiding excessive or constantly saturated soil conditions.

The objective is to maintain adequate soil moisture so the turf can establish and maintain a healthy root system.

Proper irrigation will be an essential part of the overall treatment strategy. Fungicide applications and sod replacement alone cannot provide the best possible outcome if the turf continues to experience significant drought stress.

Recommended Overall Timeline

Fall/Winter

October

- Apply Azoxystrobin fungicide treatment.
- Begin neighborhood-wide Take-All Root Rot management program.

November

- Apply Propiconazole fungicide treatment.
- Continue monitoring turf conditions.

December

- Apply Atticus Artavia XCEL fungicide treatment.
- Complete initial three-treatment program.

Early Spring

January–March / Early Spring

- Evaluate turf recovery and areas of significant damage.
- Measure areas requiring sod remediation.
- Provide participating homeowners with individual cost estimates.
- Schedule and complete approved sod replacement.

Following Sod Remediation

- Begin second round of fungicide treatments using the recommended products.
- Coordinate applications with sod installation and establishment.
- Monitor turf health and root development.

Ongoing

- Homeowners provide appropriate supplemental irrigation.
- Monitor lawns for drought stress and disease symptoms.
- Maintain proper turf-management practices to encourage healthy root development.

Investment Summary

The recommended program consists of multiple steps because Take-All Root Rot is a root-related disease that cannot necessarily be resolved through a single treatment or a single application.

Initial Neighborhood Fungicide Program

\$4,500 per treatment × 3 treatments = \$13,500

Dora Partner Discount less 10% - \$4,050 per treatment x 3 treatments = \$12,150.00

Approximately \$135.00 per home

Spring Sod Remediation

Approximately \$2.25 per square foot

Individual homeowner pricing will be calculated after Dora Landscape measures the areas requiring remediation.

Second Fungicide Program

\$4,500 per treatment × 3 treatments = \$13,500

Dora Partner Discount less 10% - \$4,050 per treatment x 3 treatments = \$12,150.00

Approximately \$135.00 per home

Conclusion

Dora Landscape recommends approaching Devonshire's Take-All Root Rot issue as a **multi-phase turf recovery program rather than relying on a single fungicide application or sod replacement alone.**

The initial three-treatment fungicide program is intended to begin managing the disease and supporting root recovery. Because the initial results may not be immediately visible, spring evaluation and selective sod remediation will address turf areas that have sustained significant damage.

For homeowners who replace their sod, a second round of fungicide treatments is recommended to provide additional protection during the establishment of the new St. Augustine turf.

Finally, **proper water management will be critical to the success of the program.** Reducing drought stress through appropriate supplemental irrigation, in conjunction with the fungicide and sod-remediation program, will give the turf the best opportunity to recover and remain healthy.

Dora Landscape will continue to monitor the condition of the turf and coordinate the various phases of the program with the Devonshire neighborhood and participating homeowners.