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LMP Landscape Maintenance Professionals, Inc.SM

In this Issue:

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Water Restrictions & Your Irrigation

The Relationship Between Irrigation and Fertilization

Property Spotlight: Willowbend Community Association

Insights into the days of May: Lawn Insects & Problem Solving

Gator Mating Season

Mitigate Risk: Common Landscape Hazards

Most accidents and injuries that happen outside commercial buildings are preventable. Whether it's a car collision or a slip and fall accident, many hazards in your landscape hide in plain sight. As a property manager, it's your responsibility to mitigate risk. Commercial landscape maintenance plays a huge role in the safety and security of your commercial property, whether you're managing a residential community, office complex, retail shopping center, or industrial parkway. Our LMP crews become a crucial part of your safety team by helping mitigate risk while keeping your property in top shape. Overlooking these five most common hazards in your commercial landscape could put others at risk.

Tree and Shrub Maintenance

Trees and shrubs are the elements on your commercial property that give the landscape life and depth. They add height, texture, lush greenery, and seasonal interest. But to remain great assets on your site, they need proper maintenance. Without care, trees and shrubs can get in the way when people are navigating your property.

Poor visibility and lighting.

We talk about slips and falls a lot, but we don't mention how often accidents can happen all year round due to low visibility. While some smaller properties can rely on streetlights to guide tenants and potential customers, most landscapes can benefit from additional lighting.

Don't let your property linger in the darkness. Pathway lighting can prove invaluable for preventing trips and falls as guests approach your commercial property after dusk, while comprehensive lighting options for your campus, parking lots, and more act as a solid deterrent to vandalism and theft – all of which fosters a sense of security among your tenants and their clients.

**CAUTION
LOW VISIBILITY
OVERGROWN SHRUBS**



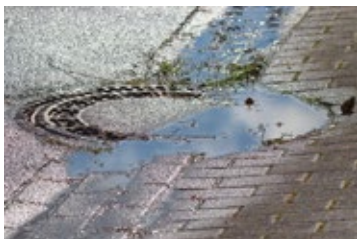
Tripping hazards and leaks in your irrigation system.

Keeping a well-maintained irrigation system is vital to prevent unnecessary system leaks. Heads installed at the incorrect height can cause damage to the sprinkler system. Heads that are too low cannot rise above the turf and prevent the water from spraying properly. Heads that are too high are tripping hazards and can damage your lawnmower.

Broken sprinklers, puddles, and other forms of standing water create a danger of slip and fall injuries. In addition, Algae, mosses, and other slippery growths can flourish near broken sprinklers or standing water. Algae and mosses may seem to "dry up" or die when standing water dries, but even semi-dried algae or mosses create a hazard of slip and fall injuries. Worse, these growths become slick when water is re-introduced to the area.

Buckled driveways, parking lots, and walkways.

Mature trees are a tremendous asset to a property, but their roots can wreak havoc on sidewalks, pavement, or hardscape. Mature tree roots can also become tripping hazards as they sprout up looking for water or nutrients if they lack proper maintenance. When you notice cracks or buckling, it's essential to address the underlying issue and repair the damage before an accident occurs.



Drainage issues.

Drainage issues cause erosion and hardscape, damage-causing flooding, and pooling and can even reduce moisture absorption into your soil. Too much water creates mold and mildew and causes cracks in interior walls and exterior surfaces. It can damage your building's foundation, erode and crack sidewalks, driveways, and retaining walls. Damp conditions can even encourage mosquitoes and rodents to breed.

Excess water is a safety issue, too. You don't want residents, visitors, or customers tripping

Property Spotlight: Willowbend Community Association

Willowbend is a maintenance-free tropical community located amid everything southwest Florida has to offer! It is located just off the South Tamiami Trail in Osprey, south Sarasota along Florida's majestic southwest gulf coast. It is about 10 miles south of downtown Sarasota and 6 miles north of Venice, in what is referred to as "unincorporated" South Sarasota County.

Osprey was settled in 1867 as a small fishing village and is also home to Oscar Scherer State Park and Historic Spanish Point, one of Florida's earliest settlements where the Calusa Indians left evidence of their existence 4000+ years ago. Willowbend is the State's first Florida Yards and Neighborhoods Community, meeting Florida Power & Light's – Build Smart® requirements.



“

LMP has been on contract with Willowbend since 2019. Not only are we pleased with the service LMP provides, but with their attention to detail, and most of all, their follow-up to any special requests or problems that might occur. They are honest folks that care about the work that they do. This can be seen in their management team and throughout the entire organization.

— Cherie Colvin, Sentry Management ”

Cherie Colvin of Sentry Management manages the Willowbend and LMP has been servicing the community for three years. Willowbend is an intergenerational community where retirees, families with children, and single adults have chosen to live. The deed-restricted community is set on a 128-acre parcel and developed with water conservation designed into its landscaping. Included within the property are several lakes around which more than half of the 275 residential lots. Willowbend offers recreational facilities nestled amidst the community's luxurious setting of trees and greenery. These amenities include a swimming pool with cabanas and a spacious, well-furnished deck. Likewise provided are basketball and tennis courts, a fitness room, and a playground.

LMP has incorporated additional enhancements to the already beautiful native plants, which add to the distinctive Florida ambiance at the entry. Single-family homes boast beautiful landscaping, lush tropical foliage, and manicured lawns.

The Relationship Between Irrigation and Fertilization

Many factors lead to irrigation problems in the urban landscape. These include the following:

- ✦ Understanding the importance of good soils
- ✦ Lack of familiarity with water requirements of landscape plants, including the water requirements during new plants.
- ✦ Lack of understanding of water needs of different plant species and shade in the landscape
- ✦ Lack of attention to proper irrigation design, maintenance, and management of the irrigation system

Irrigation management is essential to conserve water and manage nutrients in the landscape. Water is a vital factor in establishing and maintaining a healthy lawn and landscape. Fertilization is another crucial component of lawn and landscape maintenance. Irrigation must be applied so that fertilization is not compromised by overwatering and the potential for nutrient loss.

When fertilizer is applied at the correct rate and at the appropriate time, healthy plant root systems will take up and absorb most of the nutrients being applied to the landscape. Fertilizer is more susceptible to leaching or runoff when misapplied or applied to a non-targeted root system. Fertilizer should be watered in after an application



Soil Water Holding Capacity + Florida Lawns

Soil texture directly affects soil water holding capacity. Soil texture is the proportion of sand, silt, and clay of a particular soil. Most native soils in Florida are sandy. Sandy soils hold no more than 0.75 inches of water per foot of soil depth. When the water holding capacity of the sandy soil is exceeded, nutrients become mobile. These nutrients can leach below the root system and are lost before roots can take up the recently applied fertilizer. That is why it is so important that rain shutoff devices and moisture sensors are used to bypass the irrigation systems schedule during rain events so that water applications do not exceed the soil water holding capacity.

The Root Zone

The root zone is the volume of soil inhabited by the plant's root system. Understanding how deep the root zone extends in a particular landscape is essential. The deeper

the root zone, the greater the ability of that landscape root zone to hold water. Besides, the deeper the root zone, the greater the ability of that landscape to take up fertilizer. Typically, shallow-rooted landscapes are overwatered and over-fertilized.

Soil Compaction

Soils are disturbed and compacted during the development phase of a subdivision or new building site. Heavy machinery, mowers, vehicles, the staging of materials, and foot traffic all cause soil compaction. Sandy soils can be compacted; however, compaction becomes amplified when clay is added to soils as fill. Compaction problems are never rectified when landscape plants and lawns are installed. Water and fertilizer do not easily penetrate compacted soils and will runoff during heavy rain events or heavy irrigation events. This problem can be serious in sloped areas of the landscape.

In compacted soils, lawns and landscape plants cannot develop a normal deep-rooted root system. When you have a shallow root system, your soil cannot hold water and fertilizer. Wilting and poor plant health are common in these soil-compacted landscapes. Landscape managers will try to compensate with excessive irrigation and fertilizer practices. Lawns with compacted soil may need to be composted or core aerated to allow water and air to penetrate the roots zone to increase plant root growth.



In the final analysis, irrigation management directly affects nutrient management. Overwatering does more to deplete the water supply; it contributes to the runoff and leaching of nutrients making lawns and landscape plants more prone to pests and diseases. Overwatering significantly impacts the size landscape's root zone and diminishes the landscape's ability to hold water and nutrients.

Insights into the days of May



Lawn Insects

We'll be on the watch for damage from chinch bugs in St. Augustine and scouting for newly hatched mole crickets in Bahia lawns. The major lawn pests active this time of year are Southern Chinch Bug, Tropical Sod Webworm and Fall Armyworm. Mole crickets can be a pest of bermuda grass and bahia grass.

Problem-Solving

Insects and similar pests can show up on many plants as the days become warmer. When the rainy season begins, mites do not cause as much damage. Aphids, garden flea hoppers, grasshoppers, whiteflies, slugs, and snails thrive in hotter weather.

On the Look Out

To encourage reblooming of perennials deadheading will be a daily task. We will also be tending to plants needing some guidance as they head into summer. Our Spring weather has welcomed a lot of new growth, so we are also tending to beds who might need some grooming.

Gardenias and Ixora: After all the blooms if you see some yellowing of older leaves that is normal, but if we see yellowing of new growth this indicates a micronutrient deficiency and we be treated accordingly.

Oleanders: Chewed or ragged leaves indicate oleander caterpillars at work and we will take on the battle with caterpillars to protect your oleanders.

Gator Mating Season

Rising temperatures wake up the reptiles' metabolisms, and they become more energetic and travel further in search of food and mates. It's not uncommon to see them basking in the sun as they regulate their body temperature. Never feed an alligator, and keep your distance if you see one. Swim only in designated swimming areas during daylight hours. And keep pets on a leash and away from the water.

Gator mating season is underway, meaning many gators will show up in places you don't usually expect to see. Most alligator mating occurs in May and June, with nesting in late June and July. Females lay an average of 32 to 46 eggs which hatch in late summer or early fall.



- ◆ Alligators can be very territorial, and many are on the move looking for mates.
- ◆ When water levels are low, this also puts alligators on the move.
- ◆ In the morning or evening hours in shallow water, alligators may think the splashing is an animal at the water's edge.
- ◆ Stay away from alligators you see in the wild and do not feed them.
- ◆ Remember, it is against the law in the State of Florida to feed or harass an alligator in the wild.
- ◆ Report alligator concerns by contacting the Florida Fish and Wildlife Conservation Commission at 866-FWC-GATOR



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Good to Know: Water Restrictions & Your Irrigation

Seasonal Drought Conditions

Now is the time to correct any irrigation system inefficiencies, such as water leaks and needed repairs. We will be maximizing the operation of irrigation systems over the next couple of months, with the prevailing water restrictions coming this summer.

Reduce Water Waste

Florida lawns need varying amounts of water from one month to the next. A Central Florida lawn may only need to be watered for 12 minutes, two times per week in January. In April, those two watering sessions could need to last 40 minutes each. The lawn may need to be watered for an hour twice a week in August. If your irrigation system's schedule doesn't change with the seasons, you could be overwatering your lawn throughout the year. That's a waste of water (and bad for your lawn). Remember that not all grass is created equal; for example, St Augustine requires a much larger amount of regular watering than Bahia.



District Water Restrictions

Year-round Landscape Water Restrictions are in effect for the entire South Florida Water Management District.

Effective Date and Areas

- ◆ The District's year-round water conservation measures are in effect except where local governments have imposed stricter measures.
- ◆ The year-round water conservation measures are shown on the map apply to all of Charlotte, DeSoto, Hardee, Highlands, Manatee, Pinellas, Polk, Sumter, Lake, and Levy counties; the City of Dunnellon and The Villages in Marion County; and the cities of Temple Terrace, Plant City, and North Port.
- ◆ Unincorporated Hillsborough County and the cities of Clearwater, St. Petersburg, and Tampa have local ordinances with special twice-per-week schedules.
- ◆ Unincorporated Citrus, Hernando, Pasco, southern Hillsborough and Sarasota counties, and the cities of Dunedin, Longboat Key, Sarasota, and Venice, have local ordinances that remain on one-day-per-week schedules.

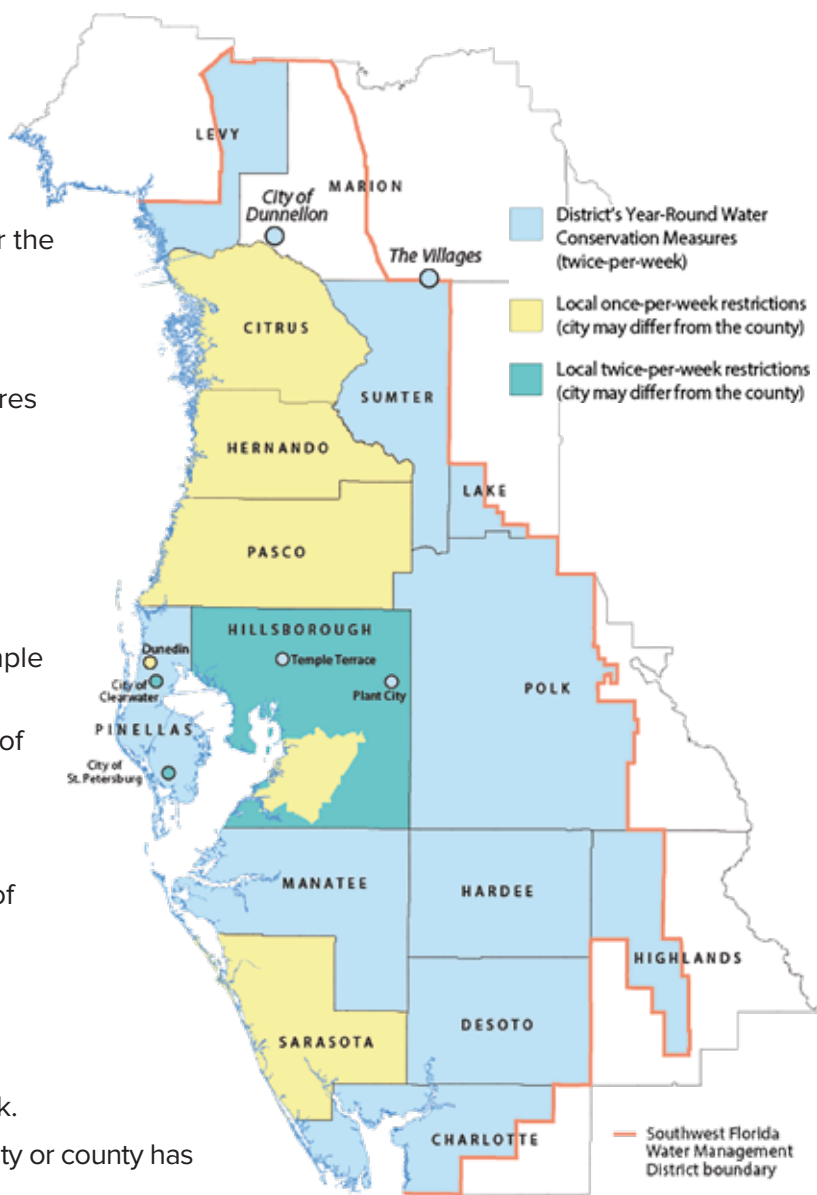
Lawn Watering Days and Times

Lawn watering is limited to no more than twice per week.

Lawn watering days and times are as follows unless your city or county has a different schedule or stricter hours in effect:

- ◆ Even addresses may water on Thursday and/or Sunday before 10 a.m. or after 4 p.m.
- ◆ Odd addresses may water on Wednesday and/or Saturday before 10 a.m. or after 4 p.m.
- ◆ Locations without a discernible address, such as rights-of-way and common areas inside a subdivision, may water on Tuesday and/or Friday before 10 a.m. or after 4 p.m.

Hand watering and micro-irrigation of plants (other than lawns) can be done on any day and any time.



Good to Know: Water Restrictions & Your Irrigation

Smart Irrigation System



The Florida Legislature has determined that lawn and landscape irrigation systems that use soil moisture sensors and are equipped with remote adjustment capabilities can save water if properly installed and monitored. This is because such "smart" irrigation systems apply water to lawns and plants only as necessary, minimizing the overwatering with conventional irrigation systems.

Senate Bill 494 from the 2009 Regular Session added language to Chapter 373.62, Florida Statutes, which establishes criteria that the District must use when considering a request to release properties from the standard twice-per-week lawn and landscape watering schedule contained in its Year-Round Water Conservation Measures.

'494' Criteria: Types of eligible properties: residential, commercial, or recreational within a monitoring entity's jurisdiction having a soil moisture sensor control system.

Types of Eligible Monitoring Entities: a local government, a community development district created pursuant to chapter 190, a homeowners' association created pursuant to chapter 720, a condominium association created pursuant to chapter 718, a cooperative created pursuant to chapter 719, or a public or private utility.

Reclaimed Water

Reclaimed water is only subject to voluntary watering hours unless restricted by the local government or utility.

New Lawns and Plants

- ◆ New lawns and plants have a "30-30" establishment period.
- ◆ On the day of installation, watering is allowed on any day at any time.
- ◆ During the first 30 days, watering is allowed on any day during the allowable hours.
- ◆ During the second 30 days, watering is allowed three days per week: even-numbered addresses may water on Tuesday, Thursday, and Sunday; odd-numbered addresses may water Monday, Wednesday, and Saturday; and locations without a discernible address may water on Tuesday, Friday and Sunday.

We can Help you get More from your Water!

LMP's focus is on developing partnerships with property managers and community board members so that we can offer you the best. The equipment you use in your smart irrigation system is as vital as the company you hire to manage it.

LMP is certified and equipped to help you navigate irrigation conservation. Contact us today to learn more about how LMP can improve water management on your property.

- ◆ One-third of the U.S. now pays more for water than electricity. Water rates are continuing to rise and water is generally a top operation cost.
- ◆ The cost of water is rising faster than all other utility costs. Those rates will continue to rise to pay for infrastructure improvements.

A smart irrigation controller can help you get ahead of the water cost curve and help the planet by conserving your water resources.

