

Eastrock Landscape Landscape Maintenance Tips

Lawns

A. Watering

1. Lawns should be kept moist during the growing season.
2. Watering time should reflect a good soaking without excessive runoff or puddling. For perfect adjustment, soil should be moist but blades dry before next water cycles occur.
3. If the lawn starts to brown on edges, it is an indication of under watering.

B. Fertilizer

1. **Frequency:** Fertilize approx. every 4 to 6 weeks during the growing season. Fertilize approx. 4 to 8 weeks during other periods.
2. **Type:** Brand - (Turf Royale - 21-7-14 All purpose fertilizer - See Turf Royale Label Attached)
3. Available at: **SiteOne Landscape** located at 6450 Trinity Court, Suite B in Dublin (925) 829-6040 or **Watersavers Irrigation** located at 6302 Houston Place in Dublin (925) 833-7406
4. **Caution:** Be careful not to apply too much fertilizer in one spot or you will burn the lawn.
5. **Application:** Use a hand-held broadcast spreader for small areas and a push-type broadcast spreader for large areas.
6. **Seasonal Fertilizing** (See “Seasonal Fertilizing” attachment)

C. Mowing

1. Do not walk on or mow lawns when soft, (this will leave hard-to-fix tracks and footprints in the sub-grade).
2. The first cutting is typically between 2 weeks and 4 weeks (depending on the season). Watering must be tapered off to a point where the sod and sub-grade are solid so the mower tires do not dig in.
3. Most lawns should be cut at about a 2" height. Dwarf Fescue can be cut at 2" or 2 ½ inch height.
4. Lawns should be cut weekly during the growing season (spring through fall).
5. Mowers should have sharp cutting blades to prevent damage to the grass blades.

Plants

A. Watering

1. Each planting area will be different. The soil surface should go dry between watering but kept moist at a depth of 1/4" to ½". Exception: During the first two weeks the soil should be kept moist on the surface.
2. Actual watering should be a soaking action without excessive puddling or runoff.
3. Drip systems are a slower soaking action. Once plants are established, drip irrigation should be watered every 2 or 3 days. Water daily only on the hottest of days (90 degrees and above). Drip systems are designed to give the average plant two gallons of water per ½ hour (trees and larger shrubs proportionately more).
4. It is the homeowner's responsibility to monitor the watering. Plants like the soil moist, but not soaking wet. Over watering is a sign of neglect and Eastrock Landscape will not be held responsible for plant loss due to neglect.

B. Fertilizer

1. Plant areas should be fertilized every three months or as needed. Mature plants do not require as much fertilizer. (See “Seasonal Fertilizing” attachment)

Plants Continued

C. Miscellaneous

1. Ground covers should be kept clear at the base of all shrubbery.
2. Azaleas, Camellias, Rhododendrons, Citrus and some others can require a little special care. The previous mentioned plants require frost protection in the winter and a special fertilizer. Homeowners' should become aware of the plants that may need covering in a hard frost.
3. Plants that do not look well are almost always a sign of poor maintenance, garden pests or disease. Check for over watering, under watering, no fertilizer, dogs, competition with weeds or other ground covers. Additionally, look for insects or unusual spots on leaves and branches.
4. Staked trees should have their tie's checked bimonthly to assure they are secured properly.
5. Keep pine and redwood needles from building up on plant material. It can damage most plants.

D. Pruning

1. Prune plants away from spray heads both in lawn and planting areas. Frequency, as needed.
2. Seasonal pruning as needed. (See "Seasonal Pruning" attachment)

Weed Control

A pre-emergent kills weed seeds before they germinate, without harming previous rooted plants. The effectiveness of pre-emergent varies due to different soil structures. A good brand of pre-emergent is "Ronstar G" which can be purchased at John Deere Landscapes located at 6450 Trinity Court, Suite B in Dublin (925) 829-6040 or Horizon Irrigation Supply located at 7144 Regional Street, Dublin (925) 551-8383. Follow the instructions before applying. The homeowner accepts all weeding responsibility after Eastrock Landscape completes the project. Alternative Organic pre-emergents are available from [The Environmentalfactor.com](http://TheEnvironmentalfactor.com), commonsensecare.com and organicandnature.com. Approximately 20 + minutes of hand weeding can still be expected weekly.

Irrigation

A. Sprinkler Heads

1. The top of all pop-up heads should be kept clear of dirt, lawn and ground covers.
2. Most pop-up heads have a plastic filter inside that should be check annually and cleaned (more often if your water is prone to debris or high mineral levels.
3. All stations should be manually operated from the controller and all heads visibly inspected twice a year for proper operation.
4. Heads located in a wet spot can be turned off or down. The silver screw on the top of all heads (nozzle) controls the water flow. An example of this would be at the bottom of a slope.
5. Head adjustments: Most lawn and shrub pop-up spray heads can be adjusted left or right. While the water is running, turn the riser part of the head to the desired direction. Adjusting the center screw effects the distance the water will spray from the head.

B. Drip Irrigation

1. The irrigation filters attached to the valves should be cleaned once per year or as needed.
2. If a drip emitter clogs, you can remove the emitter and reattached the opposite end while the system is running to unclog the emitter. Then reattach the emitter to the drip hose with the colored side connected to the drip pipe. If connection is loose cut ½" of the drip tubing off and reattach emitter..

C. Controller

1. As weather conditions change, the station times should be changed accordingly.
2. The system is automatic, but with even minor weather changes, the controller should be readjusted. It's the homeowner's responsibility to read the instruction manual and become familiar with the clock operation. It sometimes requires changing weekly.

D. Hillside Watering Instructions

1. Long duration watering is improper. The best way to water a slope is to divide your watering time in half and water twice, one (1) hour apart or as soon as your irrigation schedule allows. Example: Instead of watering a lawn 15 minutes once daily at 6:00 a.m., we suggest watering for 6 minutes at 5:00 a.m. and then an additional 6 minutes at 7:00 a.m. The total time is 12 minutes versus 15 minutes but more water will actually soak in.

Drains

1. All drain grates should be inspected every 3 to 4 months for excessive dirt, compost and debris.
Note: New installations should be inspected weekly for the first month until soil and bark settle.
2. Drains should be flushed with a hose every year or as needed to remove debris and prevent clogs.
Note: Soil, bark, leaves, debris from both roof gutters and drain inlets can build-up in drain lines.
3. If drains become clogged, a hose with a high pressure nozzle can be snaked through the pipe.

Lighting

1. Keep lighting fixture lenses and grates clean for optimal performance (Do not allow leaves and debris to build-up on the lens especially on well lights. The debris will act as a seal trapping heat into the fixture from the bulb creating a hazard that could have an adverse effect on the fixture and bulb).
2. Relocate lights or prune shrubs as needed to maximize lighting effect.

Vendors

Horizon Irrigation	6700 Sierra Ln, Dublin, CA 94568	(925) 551-8383
SiteOne Landscape Supply	6450-B Trinity Court, Dublin, CA 94568	(925) 829-6040
Ewing Irrigation	6640 Sierra Lane, Dublin CA 94568	(925) 828-5618
Watersavers Irrigation	6302 Houston Place, Dublin, CA 94568	(925) 833-7406