

SUN LAKES VILLAS #37

HOMEOWNERS NEWS

There will be two openings on the Villas #37 Board of Directors effective January 1, 2019. Please consider volunteering for one of these seats. If you are interested, contact the Villas Community Manager.

Villas #37 Social – Oct. 9, 2018 – Drop-in at Stone & Barrel bar – 4pm

Nov 13, 2018 – Drop-in at Stone & Barrel bar – 4pm

Villas #37 Board Meetings:

Budget Review Meeting – Tue, Nov. 13, 2018 – Oakwood Clubhouse at 2pm

Board of Directors Meeting – Wed, Nov. 28, 2018 - Oakwood Clubhouse at 4pm (NOTE: This is a change of date due to the early Thanksgiving holiday)

Board of Directors Meeting – Wed, Dec. 12, 2018 - Oakwood Clubhouse at 4pm - HOLIDAY PARTY to follow at 5pm

Please check our website often as we continually update it with new information.
<https://www.villas37.org/>



Debi Berndt, CAAM Taylor Blakesley, CAAM

Senior Community Manager

Direct: 480-889-9475

Office: 480-539-1396

Debi.berndt@brownmanagement.com

[After Hours Emergency Line: 480-333-2668](tel:480-333-2668)

Friendly Reminders:

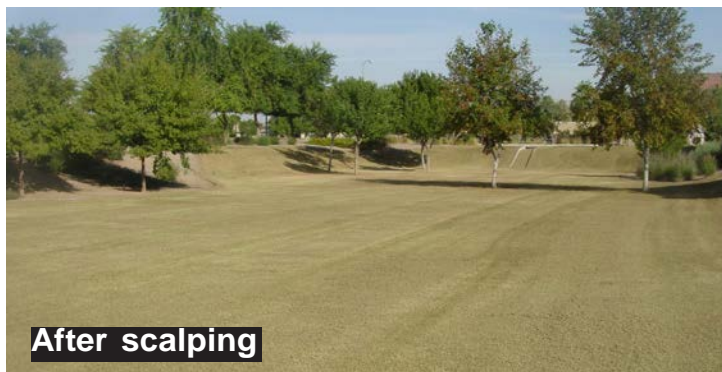
- PCR – Property Care Requests – for all concerns related to the HOA – please complete form on the website
- Monthly HoA dues are due on the 1st of the month and late on the 8th.
- Pet waste – all pet waste is to be removed from common areas
- Changes to the exterior of your home require architectural approval – forms are located on the website
- After hour emergencies, such as a broken irrigation line are to be called into 480-333-2668 after 5pm and for emergencies only.
- Change to contact details – please email Community Manager to update your account.

ENJOY A GREEN LAWN THIS WINTER

THE BEST WAY TO ENJOY A GREEN LAWN DURING WINTER IS TO OVERSEED WITH PERENNIAL RYEGRASS. IT IS QUICK TO GERMINATE, MOWS WELL AND HAS FINE LEAF BLADES WITH DARK GREEN COLOR. THE IDEAL TIME TO OVERSEED IS DURING THE FIRST THREE WEEKS OF OCTOBER, OR WHEN EVENING TEMPERATURES CONSISTENTLY STAY BELOW 65 DEGREES.

STEP 1 — SCALPING

To have the best-looking lawn this winter, you need to prepare the turf before you put down seed. To maximize seed-to-soil contact, drop your mowing height to the lowest setting and mow two to three times. This process, called scalping, cuts the Bermuda down to its “runners” and leaves some soil showing. You are now ready to seed.



After scalping

STEP 2 — SEEDING

Perennial ryegrass is seeded at variable pounds of seed per thousand square feet. To minimize overlaps and skips, spread half the seed in one direction and the other half in a perpendicular direction. If you overlap too much, you'll have some thick stripes in your lawn; if you have skips you'll see thin yellow areas. Spread the seed as evenly as possible, for best results.

STEP 3 — FERTILIZE

Before turning on the water, fertilize your seeded area with a starter fertilizer similar to a 6-20-20 (6% nitrogen, 20% phosphorus and 20% potassium) mix. Always follow the manufacturer's directions on the bag for fertilizing.

STEP 4 — WATER

Water is critical! You want to maintain a moist seedbed for a period of seven to ten days to allow the seed to germinate. Water the turf multiple times a day with just enough water to keep the top 1/2" wet.

STEP 5 — MOWING

Wait 10 to 14 days after germination before mowing for the first time and follow the 30% rule for mowing; never remove more than 30% of the leaf at one time. After the first mow, decrease irrigation to 3/8" to 1/2" of water per cycle, every two days.



After 10-14 days

STEP 6 — TURF NUTRITION

To keep your new lawn green and healthy, feed your ryegrass monthly with an analysis such as 21-7-14. Look for a fertilizer that contains iron or use an iron product like “Ironite” for the best results. Iron also comes in a variety of liquid products that can be sprayed on your turf. Visit your local nursery or garden center for more information.

**Thank you to all our residents for your patience during the beginning stages of overseed, we know the transition period is less attractive and wet, but the end result is a beautiful green turf.*