

Fall 2007

Mahaffey  
PLANTATION

Property Owners  
Association Newsletter



Fall is finally here! And thankfully, a little bit of rain as well. With the change in weather comes a change in our landscapes.

If you have **Cool season grass** (typically fescue), it may be recovering from summer stress. Summer stress causes bare patches and excess thatch in fescue, so it's time to aerate and seed.

Aerating your lawn is a great way to reduce thatch, loosen up compacted soils & make it easier for water & nutrients to reach the roots of your turf.



Over-seeding after aeration will get you about 40-50% germination. Thus, to avoid having your bare spots look like a bad hair transplant, you will want to rake the seed INTO the soil. Good seed to soil contact improves germination (up to ~90%). (Typically, grass seed has a 90-95% germination, meaning that 5-10% of the seed won't grow). Seed needs moist soil for approximately 30 days. Once that time has passed, you may go back to your normal watering schedule.

If you seed, use a starter fertilizer (18-24-12) to encourage development. If you did not, boost your fescue with high nitrogen fertilizer like 30-5-10.

**Warm season grasses** (bermuda, zoysia, centipede) are beginning to go dormant. Put down pre-emergent to control annual grassy weeds (such as *Poa annua*) and give it a dose of potassium to survive winter stress (0-0-60).

Now is a good time to Lime any lawn. The ideal pH range for soil is from 6.0 to 6.5 because most plant nutrients are in their most available state.

Clay soil is around 5.5 pH (acidic) & lime will help restore the proper pH balance. Typical limestone takes about 3 mo's to break down and is applied at a rate of 25 to 40 lbs. per 1000 sq. ft.

### Watering-

Watering is simple. The general rule is to water DEEPLY, when the lawn really needs it, rather than watering lightly more frequently. You should water enough to soak 6 to 8 inches deep (Fescue needs a bit more, Warm season grass a bit less)



encouraging the roots to grow deep into the ground. Watering recommendations vary between different soil types, but as a general rule, water until there is about an inch of water over the ground surface.

Water as soon as the grass starts to dry out. Its color will change from green to bluish grey, and it will lose some of its bounce. If the grass doesn't spring back a few seconds after you step on it, it needs water.

The best time to water is in the early morning; the water won't evaporate as easily as in the afternoon, and it will cool the lawn down as temperatures start to climb. Watering in the afternoon or evening can cause Fungus, so be careful. An expensive mistake. Over-watering will do the same.

### Mowing-

- Don't cut your grass too short, in particular for cool season grasses. Higher heights provide a deeper root system, looks better, and is less likely to have weeds.



- Don't remove any more than 1/3 of the grass leaf at any one cutting. When mowing only 1/3 with each cutting, you can safely leave clippings that will quickly decompose and add nutrients back into the soil. Contrary to popular opinion, grass clippings do not add to thatch buildup. Mow your lawn in a different direction with each mowing & keep your blade sharp.

- Select the proper mowing height for your type of grass.

<b>The Right Mowing Height</b>	<b>Mowing Height</b>	<b>Optimal Mowing</b>	<b>Normal Mowing</b>
<b>Grass Variety</b>	<b>Range (inches)</b>	<b>Height (inches)</b>	<b>Freq. (days)</b>
Centipedegrass	1.5 — 2.5	2.0	7 — 14
Common Bermudagrass	1.0 — 3.0	1.5	3 — 7
Hybrid Bermudagrass	0.75 — 2.0	1.0	3 — 7
Tall Fescue	2.5 — 5.0	3.0	7 — 14
Zoysia japonica (coarse blades)	1.0 — 2.5	1.5	7 — 10
Zoysia matrella (fine blades)	0.75 — 2.5	1.0	5 — 7



## Neighborly Tip of the Day

Do you leave your pup outside all day? There are many people who are at home during the day and have to listen to those dogs who decide they are going to bark, bark, bark. Please try to keep your neighbors' sanity in mind and take the appropriate measures to keep this from happening! Thanks for being neighborly!

<b>Homes for Sale</b>	<b>List Price</b>
125 Riverstone Way	\$539,900 (new)
257 Riverstone Way	\$579,900 (new)
128 Riverstone Way	\$459,900
2 Riverbanks Ct.	\$449,900
20 Griffith Creek Drive	\$479,900
23 Griffith Creek Drive	\$524,900
63 Griffith Creek Dr.	\$479,900
27 Riverbanks Ct.	\$534,900
104 Riverstone Way	\$549,000
1 Riverstone Way	\$579,000
132 Riverstone Way	\$469,000

## OPEN POSITION ON THE POA

We have an opening on the board. If you are interested in filling the position, please email us at [mp-poa@charter.net](mailto:mp-poa@charter.net).

## New Committee!

THANKS A MILLION To Valerie Leonard for Volunteering to lead the Social Committee. If you are interested in assisting Valerie with future events, please contact her immediately! Call 915-5975



## PLEASE SLOW DOWN!!!!

People speed excessively through the neighborhood streets and on Circle Road. This has been noted in EVERY newsletter but unfortunately, it doesn't feel like it's sinking in.

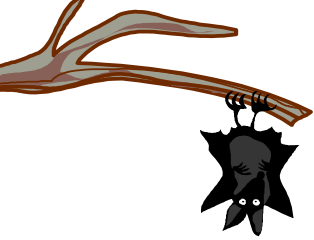
Most of the people who speed through this neighborhood **LIVE HERE**.

Let's all make a conscious effort to **SLOW DOWN** & be alert. There are children playing and families walking in the neighborhood. We don't want to realize that we should have been more careful once we've already had an accident.



## Welcome New Residents

<b>Name</b>	<b>Address</b>
Torres , Vincent & Lisa	249 Riverstone Way
Maloney, Joseph	91 Griffith Creek Dr.
Haddad , Robert	23 Riverbanks Ct.
Getter , Matthew & Cara	217 Riverstone Way
Swanson , Albert & Tammy Rodgers	27 Griffith Creek Dr.
Brown , Brad	54 Griffith Creek Drive
Boortz , Craig & Kathryn	9 Griffith Creek Dr.



# Halloween Safety Tips

## Tips for Kids

- Costumes- Fireproof, large eyeholes, safe props (smooth, flexible)
- Jack-o-lanterns- Opt for pumpkin lights over candles
- Treat the kids to a spooky Halloween Dinner. Full tummy =- Less candy
- Proper lighting, looking both ways, don't get into cars with strangers.

## Tips for Adults

- Know your child's route if you aren't joining them for trick or treating
- Set a time frame for them to be home.
- Explain to children the difference between tricks and vandalism.
- Explain to your kids that animal cruelty is not acceptable. Kids may know this on their own but peer pressure can be bad.



**Please do your part!**  
**Recycle, Reduce, Reuse**

Recycling services are available at a low cost through Waste Industries. It's Easy.

**Please help us save time, money & paper!**

Receive this Newsletter via Email.

Send a request to [mp-poa@charter.net](mailto:mp-poa@charter.net).

**HAVE YOU VISITED THE WEBSITE YET?**

[www.mahaffeyplantation.com](http://www.mahaffeyplantation.com)

## Revisiting the Covenants

Section 3.3 of the covenants states "no tree houses, play houses, storage sheds, greenhouses, cabanas, guest houses, barns or other out-buildings or structures shall be erected on any number lot unless previously approved in writing as to design, location & materials by the Architectural Committee."

## ARCHITECTURAL REQUESTS

Architectural Modification Forms are available on [www.mahaffeyplantation.com](http://www.mahaffeyplantation.com) or contact:

Jim Owens	676-9909
Doug Banner	627-8459
Nick Applegren	254-5069

## Classifieds – Neighborhood Services\*

**Lawn Mowing, Yard Work & Pet Sitting** – Nolan & Graham Zielinski. Ph. 297-8552

**Pet & Plant Sitting** - Hannah Begley-10. Ph. 675-0717

**Babysitting & Pet Sitting**- Sarah Law, age 15. A lot of great references; Home-schooled. 297-6976

**Lawn Doctor** - Lawn Care & Insect Control. Locally owned, Nationally Supported. Call 800.4.LAWNDR

**Pet and Plant sitting.** Miller Hyatt- age 12. 675-1517

**Baby sitting - (both Red Cross certified)** Kim Doyle-18, Alicia Doyle-15. 458-7507

**Pet Sitting** - Kim, Alicia, Jon, & Abby Doyle 458-7507

**Piano looking for good home** - Donald & Dolores McDonald 329-8671

**Aerial Photography of Mahaffey Plantation** - Donald McDonald 329-8671

\*If you are interested in adding or removing your name to this list, please email or call: [amy.funke@ge.com](mailto:amy.funke@ge.com) 297-9850

## Property Owners Association:

President	Joe Wallington
Vice-President	Doug Banner
Treasurer	Kim Kissling
Secretary	Amy Funke
Member	Jim Owens
Member	Renzo Renzi

*The statements and opinions expressed in this newsletter are not necessarily our own and do not necessarily represent those of the Mahaffey Plantation Property Owners' Association.*