New Lawn & Irrigation System Care Sheet

Thank you for choosing Green Acres to install your new lawn and/or irrigation system. To ensure that your landscape will look great and that any installed irrigation equipment will operate properly we have prepared a summary of helpful facts, as well as procedures that we strongly recommend that you adhere. It is our hope and goal that you receive many years of satisfaction from your new lawn and/or irrigation system.

If you have concerns or **questions regarding your lawn**, please contact the Green Acres office and ask to speak with the **Landscape Maintenance Manager.**

If you have concerns or **questions regarding your irrigation system**, please contact the Green Acres office and ask to speak with an **Irrigation Specialist**.

SOD LAWNS

Keep Seams Well Watered and Moist
The area below where the sod will be installed has been prepared according to landscape standards. The sod is installed in pieces. As these pieces of sod are installed, seams form between them. We have programmed your irrigation system to keep the seams adequately watered while they are in the growing stage. If an automatic watering system is not being utilized, but rather hoses and sprinklers, it is important to keep all seams moist until they grow together and fill out.

Quick Facts
After a new sod lawn is installed it is important to provide it with the right amount of water. This depends on the season, as well as other factors. Below, are general guidelines, but they may need to be modified according to your lawn's specific requirements.

- In the heat of the summer, it is best to water **new** lawns twice a day: early morning and early evening.
- If small pop up sprinkler heads are being utilized, water for 20 minutes twice a day.
- If rotor sprinkler heads are being utilized, water for 30-40 minutes twice a day.
- If the seams are shrinking, apply more water.
- If the lawn is soft or mushy, apply less water.

Fertilize after 6-8 Weeks
When the lawn is installed it is properly fertilized and is usually a dark green. After approximately 6-8 weeks, it will be time to fertilize again. The color will probably be turning a lighter green, which is the first sign that the lawn is in need of fertilizer. If the lawn is not fertilized it will continue to turn a lighter green. The lawn should be fertilized approximate every 10-12 weeks for the best appearance. If the lawn is well fertilized and there are faded, bluish-green spots appearing, the lawn needs more water.

Mowing your Lawn the First Time
When the lawn reaches approximately 3 inches it will be time to mow. The watering system should be turned off 1-2 days before the lawn is mowed. Do not cut more than 1 inch off the first time it is mowed. The next time, mow to a height of 1½ inches. In cooler weather, it is good to keep a lawn mowed to a height of 1½ inches. During warmer weather, keep the grass a bit longer, approximately 2 inches high.

Quick Facts

- Mowing should begin when the lawn has grown twice its original height. It will be approximately 3 inches high.
- Before mowing, turn the water off 1-2 days in advance to firm the turf.
- Do not cut more than 1 inch off the first time it is mowed.

Watering of an Established Lawn
After the lawn becomes established, water it deeply and less often, rather than watering it a few minutes several times a week. A good rule to watering a lawn is at least 1 inch a week in cooler weather and between 1½ - 2 inches per week during warmer weather.

Regular Lawn Maintenance
Regular watering, mowing, fertilizing and spot treating of broadleaf weeds are the best ways to ensure a high quality lawn. Routine maintenance of your lawn will keep heavy thatch from developing and help to keep the broadleaf weeds under control. Most lawns that are well maintained are good for approximately 15 years before they need to be refurbished, or possibly, replanted.

SEED LAWNS

Keep Seed Damp until it is Germinated and Well Established
The lawn area has been prepared and seeded to landscape standards. The seed must be kept damp until it has germinated and is established. This usually takes about 2-3 weeks. You will see a slight tinge of green, which indicates that the new seedlings have sprouted. It will take approximate 2-3 months for the lawn to become well established, and several months before it is ready for tackle football!

Quick Facts

- Seed lawns need to be germinated, which requires an unusual and frequent water cycle.
- When seeding, the objective is to keep the seed damp (not wet) by watering and then allowing the seed to become dryer, several times a day.
- It is best to water 2-4 times a day for short periods of 5-12 minutes.

Mowing your Lawn the First Time
When the lawn reaches approximately 3 inches it will be time to mow. For the first cutting, a lawn mower with a sharpened blade should be utilized to obtain the best results. In addition, the watering system should be turned off 1-2 days before the lawn is mowed. Do not cut more than 1 inch off the first time it is mowed. The next time, mow to a height of 1½ inches. In cooler weather, it is good to keep a lawn mowed to a height of 1½ inches. During warmer weather, keep the grass a bit longer, approximately 2 inches high.

Quick Facts

- Mowing should begin when the lawn is approximately 3 inches high.
- Before mowing, turn the water off 1-2 days in advance to firm the turf.
- For the first cutting, utilize a lawn mower with a sharpened blade.
- Do not cut more than 1 inch off the first time it is mowed.

Fertilize after 8-10 Weeks
You will notice that when the lawn first comes up and begins filling in that it is usually a dark green. This means the lawn is well fertilized! After approximately 8-10 weeks, it will be time to fertilize again. The color will probably be turning a lighter green, which is the first sign that the lawn is in need of fertilizer. If the lawn is not fertilized it will continue to turn a lighter green. The lawn should be fertilized approximate every 10-12 weeks for the best appearance. I f the lawn is well fertilized and there are faded, bluish-green spots appearing, the lawn needs more water.

Watering of an Established Lawn
After the lawn becomes established, water it deeply and less often, rather than watering it a few minutes several times a week. A good rule to watering a lawn is at least 1 inch a week in cooler weather and between 1½ - 2 inches per week during warmer weather.

Weeds
Weeds are inevitable in a new **SEED** lawn. Spot treat these weeds as they appear with a broadleaf killer designed for lawns.

Regular Lawn Maintenance
Regular watering, mowing, fertilizing and spot treating of broadleaf weeds are the best ways to ensure a high quality lawn. Routine maintenance of your lawn will keep heavy thatch from developing and help to keep the broadleaf weeds under

control. Most lawns that are well maintained are good for approximately 15 years before they need to be refurbished, or possibly, replanted.

IRRIGATION SYSTEM

1 Year Warranty against Manufacturing Defects
Your irrigation system has been installed with all top quality irrigation parts and is warranted against any manufacturing defect for a period of one year.

Ball Valve Shutoff
The irrigation system has been professionally installed to efficiently water your landscape. An automated irrigation system will provide your lawn and plants with a regular watering schedule and pattern. This will conserve water and contribute to a healthier lawn and healthier plants.

After connecting the irrigation system to the main line that furnishes water to your house, the irrigation line continues to a ball valve. The ball valve is placed in a valve box at the beginning of the irrigation system, to allow for a complete shut down of the system. This makes it simple to turn off the water in the winter, turn it on in the spring, or to shut off all water to the irrigation system for maintenance or in the event of a line break. The ball valve has one handle on it. This handle should be parallel to the pipe that it is installed in for the water to flow, or turned 90 degrees and intersect the pipe that it is installed in to shut it off. To close the ball valve, turn the handle on the ball valve 90 degrees, which will be perpendicular to the pipe that it is installed in.

Backflow Shutoff
Down line from the ball valve (in the same box as the ball valve), a backflow device is inline on the irrigation system. This protects the water supply from lawn contaminates being sucked back into the water supply system. The backflow device has two handles on it. These handles should be parallel to the pipe that it is installed in for the water to flow, or turned 90 degrees and intersect the pipe that it is installed in to turn it off. To close the backflow device, turn each handle on the backflow device 90 degrees, which will be perpendicular to the pipe that the device is installed in. When shutting the system down for a prolong period, close the ball valve first, as this will prolong the life of the backflow gaskets.

Fast Facts

- To turn the irrigation water supply **ON**, **open the ball valve and the backflow valve** located in the valve box down line from the water meter, and set the electronic controller to the **ON** and **AUTOMATIC** positions.
- To turn the irrigation system **OFF, close the ball valve and the backflow valve** located in the valve box down line from the water meter, and set the electronic controller to the **OFF** position.

Irrigation Backflow Annual Test
The irrigation system has a backflow device that has been installed between the City (or private) water supply and the landscape irrigation system. This device is installed to protect the water supply from any contaminates that could be sucked back into it from the irrigation system. The backflow device has been installed by a Green Acres licensed professional. The device must pass a City/County inspection after the irrigation system installation is complete. Shortly after the completed installation and inspection by the City/County, you will receive a letter from the City/County Public Works Dept. indicating that a certified Backflow Tester, on an annual basis, must test the backflow device. The letter will include a list of certified Backflow Testers. In addition, you may reference advertising directories to secure a Backflow Tester. The average charge for this service is approximately $25.00. After the test is completed, the Backflow Tester is required to file a report with the City/County. The City/County will typically notify a property owner by letter indicating that the test is due. However, the property owner is ultimately responsible to insure that this test is completed once a year.

Electronic Valves
Down line from the backflow device, electronic valves are installed. These valves are connected to a low voltage timer that electronically controls the irrigation system. In addition, a trained irrigation specialist may operate them manually. Valves are usually located in a box in the ground in one or several areas of a landscape. The number of valves and where they are installed depends on the idiosyncrasies of the landscape that is to be irrigated. Each valve will control a specific quadrant of the landscape, allowing or stopping the flow of water to the irrigation heads installed in that quadrant. Each valve is called a **Zone.**

Electronic Controller
Typically, an electronic controller is installed inside the garage or shed and requires an 110v outlet. There may be an outdoor controller installed, under certain circumstances. Electronic timers control the watering cycles and must be programmed for a landscape's specific requirements. The inside lid of most controllers contains instructions for quick and simple programming, In addition, for extensive programming an instruction manual is supplied with the controller. Keep the controller set to **ON** and **AUTOMATIC** during the watering season. Although controllers are designed to run an irrigation system automatically, you may push the manual advance button to run one or more zones manually. After the system operates manually, the controller returns to the set automatic program.

When the irrigation system has been **professionally winterized** and turned off at the end of the season, set the timer to the **OFF** position. It may also be unplugged from the outlet, if desired.

Fast Facts

- Keep the controller set to **ON** and **AUTOMATIC during the watering season.**
- To set the time, date and program, please see the inside cover of the controller or reference the manual. In addition, you may find information on the website of the controller manufacturer.
- Keep the controller set to **OFF during the winter season.**

Rainbird Sprinkler Head Adjustment
Sprinkler heads are adjusted with a small flat head screwdriver. To adjust the distance of water throw for the small 1804 pop up series, turn the setscrew in the center of the head. Turning the setscrew clockwise shortens the distance and turning the setscrew counterclockwise increases the distance.

Rotor or gear driven heads can be adjusted for distance of throw and for the left to right pattern with a flathead screwdriver.

Repairs and Maintenance
An irrigation system is complex. Beyond this helpful information supplied by Green Acres, the system should be repaired and maintained by a Green Acres Irrigation Specialist.