



**VERIDIAN**  
HOMES

Landscape Maintenance Packet

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SINCE 1875

**HAWKS**  
LANDSCAPE INC.

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[hawkslandscape.com](http://hawkslandscape.com)

# CONGRATULATIONS!

Dear Homeowner:

Congratulations on the purchase of your new home! We at Hawks hope you will enjoy many years of comfort in your home and surrounding landscape. We understand that building a new home and new landscape can be daunting. Hawks Landscape has decades of expertise to ensure your new landscape has a great start, and with your continued care, is as beautiful as your new home.

We have created this maintenance packet of information to assist you in the continued maintenance of your landscape. Enclosed are informational materials regarding the installation and maintenance of your new landscape including:

- Temporary Irrigation** .....1
- Temporary Irrigation Agreement**.....2
- Care of Newly Seeded Lawns**.....3
- Plant Material Watering Instructions** .....4
- Warranty and Expectations**.....5
- Care Instructions: Newly Planted Trees, Shrubs, Perennials & Lawn** .....6

Hawks is a full service Landscape company offering a variety of upgrades to your landscape from patios and stone work to lighting and plantings. If you wish to have Hawks maintain your landscape for you, feel free to call us at 414-258-5525.

We are here to help!

Sincerely,  
Hawks Landscape



# TEMPORARY IRRIGATION

## TEMPORARY IRRIGATION

Watering is the most important aspect of seed germination. Hawks installs temporary irrigation for your convenience, after the lawn has been installed. The irrigation is on an automatic timer and is set to run 2-4 times per day depending on weather and site conditions. The temporary irrigation will run for at least 3-4 weeks. **Once the temporary irrigation is removed, it will be your responsibility to continue to water your new lawn.**

Please note that the temporary irrigation is meant to water the seeded/sodded lawn areas only, and does not water new planting beds. From your closing date, it will be your responsibility to monitor and hand water these beds accordingly. We install an additional hose bib on the temporary system mainline within 10 feet of the hose bib on the house so you can easily water without affecting the lawn timer. Please use this hose bib and leave the ones on the home in the on position at all times. Do not disconnect and try to reconnect the pipe attached to the home's hose bib.

If you notice your temporary lawn irrigation is not coming on correctly, please make sure these things are on before contacting Hawks:

1. Water faucets are open all the way
2. The dial on the controller is set to "Run" position and there is power to controller as indicated on display screen

If you need to turn off the irrigation at the faucet for any reason, **please remember it is your responsibility to turn the faucets back on.**

# TEMPORARY IRRIGATION AGREEMENT

## TEMPORARY IRRIGATION SYSTEM SERVICE CONTRACT SPECIFICATIONS

### HAWKS WILL:

- 1) Provide a "Temporary Irrigation System" to facilitate the growth of your newly seeded lawn or newly planted sod.
- 2) Remove the system no sooner than 4 weeks after its installation.
- 3) This system will occupy both hose bibs on the home. These are to be left on at all times when the system is on.

### CUSTOMER WILL:

- 1) Supply water to the system in adequate quantity and pressure sufficient to cause a robust water spray to be discharged along the entire length of such system.
- 2) Grant permission to enter the property by Hawks employees or subcontractor to install, test, and remove the system.
- 3) Make sure the sprinkler heads are functioning by visually inspecting daily.
- 4) Call the system supplier (Hawks Landscape) if the watering system fails to perform properly or if damaged. We will promptly advise you if there are any homeowner steps to take.
- 5) Refrain from altering the installed system in any way (without prior authorization).
- 6) An additional temporary hose bib within 10 feet of the hose bib on the house is provided for you to water beds, wash car, etc.

### OTHER TERMS AND CONDITIONS:

Customer will reimburse Hawks for any damage, vandalism, or theft of the system.

While Hawks will make all reasonable efforts to provide a system that will water all new lawn areas, the customer acknowledges that there may be some areas that will require supplemental watering or areas that may not get adequate coverage.

Planting beds are not covered by temporary irrigation system. Beds and plants are the home owners responsibility to water.

Hawks is not responsible for any issues with seed germination and there is no warranty on seeded turf areas. Bare spots and areas that may struggle to come in are to be expected. Please always double check that both hose bibs are turned on.

# CARE OF NEWLY SEEDED LAWNS

Caring for newly seeded lawns can be a tricky thing depending on a number of variables such as weather, soil, sun & shade. Below is a list of tips to help you with your newly seeded lawn.

## WATERING YOUNG GRASS

- Irrigate every other day, weather dependent.
- Allow surface of soil to dry between watering to encourage deeper rooting.

## WATERING ESTABLISHED GRASS

- Increase length of watering time to encourage deeper root systems.
- Lawns need 1" of water per week. Measure using a rain gauge or a wide can or dish.
- Plan on watering more during hot, dry summer months.
- Watering in the evening or at night makes turf prone to foliar diseases. Early morning is the best time to water.

## WATERING SLOPED GRASS

- Turf with sloped areas of 5% or more may need additional watering. Water these areas 2x for half the amount of time to compensate for run-off. Ideally, start watering on slopes first, then move to water the rest of the house and finish by watering the sloped area again at the end of the cycle.

## WEEDS

- Weeds do not come from seed mixtures. Weeds are present in native soil and blow with the wind.
- Many kinds of weeds are annual and will be eliminated once mowing or string trimming begins.
- Do not manually pull weeds as lawn is becoming established, as this will damage seedlings and leave annoying divots.
- If weeds are growing faster than the lawn, mow or string trim once they reach 4-5" tall. Try not to let them flower.
- Remove seed tops when possible. Discard seed tops in the garbage, not on lawn area.
- Broadleaf weed killer can be applied after the 5th or 6th mowing.
- It takes 2-3 full growing seasons to develop a thick lawn.

## MOWING

- Start mowing when the grass or weeds reach 4-5" tall.
- Mowing should be maintained at about 3" high for the first year, then 2½ - 3" after.
- Only mow when soil is firm and relatively dry. This will prevent damaging your lawn.

## FERTILIZING

- After the first 4 mowings, apply a slow-release fertilizer.
- 2-4 applications of fertilizer per year for an established lawn.
- Water in all fertilizer applications, and avoid applying in hot, dry weather.

## EROSION & STRAW MATS

- **DO NOT** remove erosion mats. They will naturally break down.
- Talk with a Hawks representative if you have any questions prior to mowing.

## TRAFFIC & USE

- Avoid heavy traffic during the first few months of growth.
- Keep dogs off new grass for about 2 months.

## DISEASE & INSECT PROBLEMS

- Avoid over fertilizing and thatch accumulation to minimize risk of disease or insect problems. Follow all fertilization instructions on the package.
- Thatch layer greater than ½" is excessive and should be aerated to encourage break down.
- All established lawns should be aerated annually in the fall.
- If your concerns are difficult to diagnose, consult us: we are here to help.

# PLANT MATERIAL WATERING INSTRUCTIONS

Plants root balls have been grown in a different soil than what is native to your home. When watering for the first 6 weeks, it is very important to deliver that water to the base of the plant

## WATERING

- New Plantings: should be checked daily for the first 2 weeks. Please refer to watering instructions on the last page.
- Soil moisture should then be checked every 3 days for weeks 2-6 after closing.
- Spring & Fall: Water 1 to 2 times per week.
- Summer: water 2 to 3 times per week.
- After 4 to 6 weeks: Check soil moisture weekly at 5-6" depth.

## SHADE / EVERGREEN TREES

- Water newly planted trees thoroughly. They have a better survival rate if they go into winter with a reserve of water.
- Thoroughly water in September / October prior to ground freezing.
- Evergreens will continue to lose water from their needles on warm winter days. If they don't have sufficient water in their plant tissues, they will be more prone to dry and turn brown when exposed to winter sun and wind.
- Preferred Watering Method: Place the open end of a hose against the trunk, set the flow slow enough to permit the water to penetrate the root ball and not run off.

## SLOW / LOW EVERGREENS

- Preferred Watering Method: Sprinklers or sprinkler hose. Water until moisture penetrates the upper 3" – roughly 20 to 30 minutes.
- Frequency depends upon the weather. Water 1 to 2 times per week.
- Thoroughly water in September / October prior to ground freezing.
- Evergreens will continue to lose water from their needles on warm winter days. If they don't have sufficient water in their plant tissues, they will be more prone to dry and turn brown when exposed to winter sun and wind.

## MULCH

- Mulch acts as an evaporation buffer.
- Helps conserve soil moisture, reduces soil temperature extremes, helps control weeds, improves appearance of your plants.
- Most mulch material should be 2-3" deep.

## FERTILIZE

- It is highly recommended that plantings receive 2 or 3 applications of root stimulator (available at most garden centers as a mix with water products). Spring and fall applications are great with one or two additional summer applications.
- Fertilize in April with a granular fertilizer for the first 2 years.

Remember that too much water is as great a danger as too little with the symptoms of each being the same. Proper watering during the first growth season is the single most important factor in successful plant longevity.

# WARRANTY & EXPECTATIONS

**Your new home will have a newly seeded or sodded lawn.** The property will be rough graded to ensure positive drainage away from your residence. Native topsoil will be placed over rough grade. Rocks and debris over 2" will be removed from surface during fine grading. Rocks may emerge after irrigation starts and ground becomes saturated. Rocks tend to float to the surface when not bound by soil and roots. We make no guarantees that this will not happen and we will not be coming to remove additional rocks after turf has been graded. Soils will be fine graded and seed mixture along with fertilizer will be applied.

**A one time washout repair is included.** This is done at 2-3 weeks into the temporary irrigation time frame. For best results, this happens automatically. The crew will walk the site and check for areas where soil has washed away. These areas will have soil added back with seed and cover. The washout repair does not cover bare spots or areas struggling to come in. This only covers areas where soil has washed away. If this occurs it is typically found near gutters or drainage swales.

**Remember, a seeded lawn is a 2-3 year process.** Water, fertilizer, maintenance and patience creates a long lasting lawn.

**There is no warranty on the turf.** While every effort is made to get turf off to a great start with a high quality seed mix, fertilizer, temporary irrigation and ongoing Weed Man services for 6 applications, bare spots and struggling areas are common and to be expected. You have been provided with a complimentary 2-lb bag of seed to help with these areas. With proper care, a single sprig of grass can fill a 6" square area within 2 years. Thin areas will thicken over time. Mowing regularly encourages lateral growth of the grass.

**Settling is not warranted.** Areas may settle for any number of reasons. Hawks only installs the top 3-4 inches of native topsoil. Settling usually occurs deeper down and only reflected on the surface.

**Puddling and standing water:** please allow a full year for land to settle and grass roots to develop before being concerned. As the irrigation super saturates the soil, this may make things look worse than they are. Lack of roots and ground cover to absorb water can add to puddling. There may be properties adjacent to yours that have not been graded yet which can also cause standing water. Many homes have drainage easement on them. These are developed in conjunction with city engineers and in many cases are designed to be slow draining, allowing for 48 hours of water to be acceptable.

**One time replacement of plant material:** We warranty all nursery stock for a period of one year from the date of installation and will replace dead or dying plants at no cost to you **one time only**. Exceptions to the warranty include but are not limited to:

- Inadequate watering\* (Please see Watering & Care Instructions on page 6)
- Damage resulting from improper maintenance or pruning
- Disease and/or pet infestations after planting
- Rodent damage
- Vandalism
- Inclement Weather
- Pet Damage

\*Please note: the temporary irrigation is meant to water the lawn areas only and does not water new planting beds. Starting on your closing date, it will be your responsibility to monitor and hand water these beds accordingly.

**The success of your landscape is a direct reflection of your participation.**

# WATERING INSTRUCTIONS

## WATERING & CARE OF YOUR NEW PLANTS

HOW OFTEN TO WATER	<b>Week 1</b> Water 3 times a week	<b>Week 2-3</b> Water 2 times a week	<b>Week 4 +</b> Water once a week for the rest of the year
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HOW MUCH TO WATER	<b>Trees 2-3" Caliper</b> 5 gallons each time	<b>Shrubs 12-24" Tall</b> 1-3 gallons each time	<b>Shrubs 36-60" Tall</b> 3-4 gallons each time
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- WATERING TIPS**
- Water by hand with a slowly running hose. Avoid using a lawn sprinkler to water your plants. A slow trickle of your hose (about the diameter of a pencil) will produce approximately one gallon of water every three minutes.
  - Water thoroughly all around the base of the plant, not just one side.
  - Water perennials and ground covers enough to moisten the top 2" of soil.
  - Continue watering evergreens until mid to late November.
  - Watering amounts/frequencies are approximate and will vary with weather, soils, etc.
  - Proper care of your landscape is your responsibility and is critical in its success. Improper maintenance of your landscape will void your warranty. For more information please visit [hawkslandscape.com](http://hawkslandscape.com) or speak with your Hawks representative.

## WATERING & CARE OF YOUR NEW LAWN

HOW MUCH TO WATER	<b>Week 1 &amp; 2</b> 1/2" - 3/4" of water every day	<b>Week 3 &amp; 4</b> 1/2" - 3/4" of water every <b>other</b> day	<b>Rest of the Season</b> Water 1-2 times per week for the rest of the season
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- WATERING TIPS**
- Water often enough to keep the soil/seed or sod constantly moist (but no standing water) during the first few weeks. This may mean watering 2 or more times a day.
  - Watering will need to be increased during hot, dry and windy weather.
  - Weeds will happen; do not be concerned. Weed seeds exist in top soil or are blown in by the wind. They lie dormant for years until proper growing conditions are present. Do not apply weed killer until you have mowed the lawn at least 4 times.
  - Mow your new or replaced lawn when the grass is 4" tall making sure your mower blades are sharp. Mow it down to 3". Do not cut it too short.
  - Fertilize 4 weeks after seeding or sodding with a **starter** fertilizer.
  - Proper care of your new landscape is your responsibility and is critical in its success. Improper maintenance of your landscape will void your warranty. For more information please visit [hawkslandscape.com](http://hawkslandscape.com) or speak with your Hawks representative.





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