



Welcome to Spring at The Landings!



Our TLA Community Development team has created a spring maintenance checklist based on the items outlined in the Private Property Maintenance Standard (PPMS) that may be helpful when evaluating your property. Now that the weather is warming up, it is a great time to enjoy the outdoors while doing a quick check up on your home and identifying any areas that may need attention.

Does the lawn need cleaning up?

- Remove fallen branches, Spanish Moss, leaves, or pine needles

Are the flower bed areas looking well?

- Remove dead or dying bushes and plants
- Remove weeds and unwanted grasses
- Add fresh ground coverage to cover exposed soil
- Edge beds to create a defined transition between the turf and bed

Is the turf healthy, full, and weed free?

- Areas of thinning turf can be addressed using seed, sod, or by transforming the area into a bedded area with mulch or pine straw and evergreen plants
- Weed intrusion should be addressed to prevent spread during the growing season. You may need to consult with a professional to remove weeds; contact cdd@landings.org for a list of professional landscapers.
- Edge the turf along hardscapes such as driveways, walkways, and patios

Is there staining on the home, roof, or hardscapes?

- Green, black, or brown staining can accumulate on the home, roof, sidewalks, stairs and driveways. It is recommended to have the home cleaned every other year and roofs as needed; contact cdd@landings.org for a list of cleaning contractors.
- Orange staining on the home, driveways, or sidewalks may be due to iron in the sprinkler system. Consider turning sprinkler heads so that they do not spray on the foundation of homes, sidewalks, or driveways. Try using soaker hoses vs sprinklers near the home foundation, hardscapes, and adding foundation plantings

Is the siding, service yards, and decking in good condition?

- Evaluate for damaged or rotting areas; when identified early future complications may be avoided. Contact cdd@landings.org for information about maintenance permits.
- Repaint areas that are fading or heavily stained. Contact cdd@landings.org for information about exterior paint permits.

Is the driveway in good condition?

- Remove weeds growing in cracks between pavers or brick.
- Raised/depressed cracks or buckling in driveways should be repaired. Moisture and root intrusion will cause the damage to worsen as time passes. Contact cdd@landings.org for more information about driveway repair.

We hope you find this checklist useful, please feel free the Community Development Team cdd@landings.org with questions or more information about the Private Property Maintenance Standards.