



Welcome to Spring in The Landings!

The Community Development team has created a maintenance checklist based on the items outlined in the Private Property Maintenance Standards that may be helpful when evaluating your property.

Does the property need cleaning up?

- Remove fallen branches, Spanish Moss, leaves, or pine needles.
- Clear away excessive tree debris from roofs, driveways, or hardscapes.

Are the flower bed areas looking well?

- Remove dead or dying bushes and plants that did not survive the winter months.
- Remove weeds and unwanted grasses.
- Add fresh ground coverage to cover exposed soil and help retain moisture in the hot months ahead.
- 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 space into a bedded area with mulch, pine straw, or evergreen plants.
- Weed intrusion should be addressed to prevent spread during the growing season. You may need to consult a professional to remove weeds. Email us (cdd@landings.org) for a list of professional landscapers.
- Edge the turf along hardscapes such as driveways, walkways, and patios to help prevent overgrowth.

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 us 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 us for information about maintenance permits.
- Repaint areas that are fading or heavily stained. Email us (cdd@landings.org) for information about exterior paint permits.

Is the driveway in good condition?

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

We hope you find this checklist useful. Please email cdd@landings.org with questions or for more information about the Private Property Maintenance Standards.