

Lowe's Farm HOA eNews

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President's Message

Hurrah! The City finally completed all repairs and provided a landscaping reimbursement for damages caused by the East Broad Street road construction. Unfortunately, it took longer than expected for the City to complete these repairs. Due to the cold winter weather, the Volk and Lowe's Farm Parkway flowerbeds will be re-established in the spring. You can view these flower bed renderings on the Lowe's Farm website. Currently, landscape renderings are being designed for the brick wall expanses facing East Broad Street. These renderings will be available for viewing at the annual HOA meeting on March 17th. Also, the repair work on the perimeter brick walls has been completed.



The following projects are scheduled for this spring: re-surfacing of concrete flooring at the amenity center, repairing the amenity center's parking lot, re-painting the playground's



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February 24, 2015

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Care Center

For questions regarding your account, general inquiries and after-hours property emergencies
 (877) 378-2388

Quick and easy way to pay your dues!

Please join the Lowe's Farm Facebook page.
 It is an easy way to keep up

equipment, and the installation of up-lighting for the trees within the median along Lowe's Farm Parkway.

Please be sure to attend the Annual HOA Meeting on Tuesday, March 17th at 7 p.m. at the Danny Jones Middle School's cafeteria. If you are unable to attend, please send in your proxy and/or vote on-line. Information for this meeting has been mailed to each homeowner. If you have any questions or concerns, please contact our HOA manager or a Board member.

Ginnie Bucek, HOA Board President

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DATES TO REMEMBER



ANNUAL HOA BOARD MEETING

TUESDAY, MARCH 17, 2015

7:00 P.M.

DANNY JONES MIDDLE SCHOOL
CAFETERIA



SPRING LOWE'S FARM GARAGE SALE

SATURDAY, APRIL 18TH

8:00 A.M. – 4:00 P.M.



2015 POOL SEASON

MAY 16 TO SEPTEMBER 27

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Proper Care for Bermuda Grass

Bermuda is the type of grass found in most lawns in Lowe's Farm. Your Bermuda grass can be healthy and attractive if given the proper care. There are many varieties of this grass. It grows well in nearly all soil types and resists droughts. The biggest negatives to Bermuda grass are that it tends to creep into flower beds, and it does not tolerate shade well.

MARCH through MAY

MOWING



In the spring, begin routine  mowing as soon as the grass begins to turn green. Set the mowing height at 1 to 2 inches for Common Bermuda grass. Remove no more than one-third of the leaf area with any one mowing. The lower the mowing height, the more frequently you will need to mow. The grass will be much better quality if you mow frequently at a lower height.



FERTILIZING

Begin fertilizing after the grass turns green and there is little chance of a late frost. Have the soil tested to determine what nutrients your lawn needs. For information on soil testing procedures, contact your county Extension agent. If you do not have the soil tested, use a complete fertilizer with a 3-1-2 ratio of nitrogen, phosphorus and potassium.

(Examples: 15-5-10, 21-7-14, etc. Every bag of fertilizer has the nutritional analysis printed on the bag). Apply 1 pound of soluble nitrogen per 1,000 square feet of lawn every 4 to 6 weeks, or 1.5 pounds of slow-release nitrogen fertilizer every 8 to 10 weeks.

WATERING

To keep your lawn healthy; water it only when the grass needs it. When you do water, wet the soil to a depth of 6 inches. Don't water again until the grass shows symptoms of drought stress—a



dull bluish color, rolled or folded leaves, and persistent footprints. This usually occurs in 5 to 10 days, depending on the weather. New-style irrigation controllers allow you to water several times a day, so that you can program them to prevent run-off.



WEED-CONTROL

The best form of weed control is a healthy, dense, actively growing lawn. To control crabgrass and other grassy weeds, apply pre-emergent herbicides (which control weeds before they

sprout from the ground) in the spring when the soil temperature reaches 65 °F (your county Extension agent can give you an estimate of this date in your area), or when the redbud and dogwood trees begin to bloom. Apply post-emergent herbicides (which control weeds that have already sprouted) when weeds are present and the grass is healthy and actively growing. Control broadleaf weeds with herbicides that contain 2,4-D, MCPP or dicamba. Grassy weeds can be controlled by applying MSMA at 7- to 10-day intervals. Weed control is most effective if you apply the herbicide when the weeds are still very small. Read the label carefully before applying any herbicide to ensure that it is the right product for the weeds you have and that it does not damage the turf. Follow all the instructions on the label. It explains how and when to use the product and how much to apply.

THATCH-CONTROL

If the thatch layer is more than 1/2 inch thick, mow the lawn with a vertical mower in May when the grass is healthy and actively growing. Be sure to remove the organic matter that the vertical



mower brings up from the lawn surface. To prevent thatch, avoid excessive fertilizing and watering.



COMPACTED-SOIL

In areas of heavy traffic, aerate the soil several times a year to help loosen compacted earth. Use a core-aerating machine when the grass is actively growing. If you have an underground irrigation system, flag the sprinkler heads first to avoid damaging them.

Gene R. Taylor II, Assistant Professor and Extension Turfgrass Specialist
Jason Gray, Extension Assistant—Turfgrass Management The Texas
A&M University System

http://publications.tamu.edu/TURF_LANDSCAPE/PUB_turf_Maintaining%20Bermudagrass%20Lawns.pdf

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Property Modification Approval Request Form

Our governing documents, CC&Rs, require that the Association approve all proposed architectural changes before any work is started. The importance of this requirement cannot be overstated when you consider the reason for such a restriction. Membership in a community association requires compliance to pre-existing conditions and regulations. One of the biggest advantages of these conditions is the protection of our property values. The value of your home is directly related to the condition, appearances and aesthetics of our community as a whole. By regulating the kind and types of architectural changes that can be done, our Association is better able to maintain our property values. All requests must be submitted on the ACC Property Modification Approval Request Form to our Association Manager at FirstService Residential Management Co. The ACC Modification Approval Request Form is available at <http://www.lowesfarmhoa.com/Documents/ACCRequestForm.pdf>.

Please complete the form in its entirety as it applies to your improvement project; and remember there is no such thing as too much information. The more information included, the more likely your project can be approved in a timely manner. Where appropriate, please attach photographs and/or builder's plans.

Frequently asked questions pertain to fence replacement and/or staining. Fencing is found in Section 4.10 in the CC&Rs. The blueprint for the wood cedar decorative fences is found in the CC&Rs on Exhibit B. (It is suggested to



provide this printable copy to your fence builder.) The approved fence stains are: Olympic Cedar Natural Tone, Woodland Oil, and Mountain Cedar Semi-Transparent; and Wood Defender Harvest Brown, Cedar Tone, Saddle Tan, and Sequoia Semi-Transparent. Olympic can be purchased from Lowe's on Hwy. 287 S. and Wood Defender can be purchased from Standard Paints on 940 S. 6th Avenue in Mansfield. Also, please note it is City code for the "good-side" of the fence to face the street view (in other words, the pole side cannot be visible to the street), and wooden posts must be replaced with metal poles. If you have any questions, please do not hesitate to contact our Association Manager.

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2015 Pool Season

The 2015 Pool Season starts on Saturday, May 16 and closes on Sunday, September 27. If you are a new homeowner and need to receive a pool access card, please fill out a Pool Pass Agreement form and return it to fwreservations.tx@fsresidential.com. The pool information and forms are available on the Lowe's Farm website. If you need to replace a lost or missing pool access card, please contact the HOA manager.

POOL PARTIES: To schedule a pool party, please check the Lowe's Farm website for the pool party reservation form at <http://www.lowesfarmhoa.com/Documents/PoolReservationForm.pdf>.

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SANTA EVENT AT THE CASTLE

Once again Santa and Rudolph visited with 150 Lowe's Farm children on Sunday, December 7th. The social committee served Christmas cookies and hot chocolate. Each child received a goodie bag from Santa, and each family received a photograph with Santa. A special thank you to our volunteers who worked the event: Charlette Fuller, Cathy Hall, Erica Uggem, and Ginnie Bucek. Our neighborhood vendors were Albertex Photography, Classic Goodness Bakery, and Oliver's Deli. McDonald's, Schlotsky's and Sonic provided coupons for the children's goodie bags. Please express your appreciation to these vendors for their donations. If you are interested in being a social

committee volunteer, please contact
social@lowesfarmhoa.com.

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