

LAKELAND HOMEOWNERS ASSOCIATION

WINTER NEWSLETTER – FEBRUARY 2018

BOARD MEMBERS:

President : Carrie Chandler, V.President - Michael Congiardo

Treasurer – Larry Lutz, Secretary – Lorin Puebla

Voting Board Member – John Nogard

www.lakeland55hoa.com

(251) 964-2146

PRESIDENTS MESSAGE

The HOA Board is looking forward to working with the members of our community in 2019. It is imperative that the community members and the HOA work together to maintain a safe and beautiful community. The board encourages all members of the community to attend the HOA meetings that are held each month. You can find the dates and times for meetings in the announcement section of our website. (www.lakeland55hoa.com)

We will be posting information about committees we need volunteers for soon. Please watch for that information to be posted on our website and contact us if you are interested in volunteering.

If you have any questions or concerns regarding the homeowner's association, or our community, please contact the board in one of the following ways:

- Call (251) 964-2146 and leave a voice message, and you will be contacted.
- You can also go to our website, www.lakeland55hoa.com. Click the Contact link at the top right-hand corner of the page and you will be directed to a form you can submit with your questions or concerns.

Please keep in mind that all HOA board members are volunteers. All responses will be made as quickly as possible.

DOOR HANGERS

We recognize there was confusion regarding the door hangers. They were intended to be a friendly reminder of our covenant rules rather than issuing citation letters. It is the responsibility of the board to uphold and enforce all covenants. You may find the complete listing of all covenants on our website: <https://www.lakeland55hoa.com>.

LAKE RESTORATION

The board has begun the planning of a three-year project to restore the lake to improve the deteriorating condition of our lake. As you know the lake is an asset to our community. The expense for this project is expected to be shared with the HOA's surrounding the lake and we will continue to update the community in future newsletters as progress is made in the planning.

ARCHITECTURAL REVIEW BOARD

As announced in the Spring 2018 Newsletter, the Architectural Review application has been updated. The Architectural Review Board (ARB) must be contacted prior to new construction and exterior improvements to existing houses to obtain approval for your project. This includes, but is not limited to roofs/shingles, fences and sheds. The form titled:

“Lakeland 55 HOA Existing Homeowners Building Application” can be found on our website: <https://www.lakeland55hoa.com>.

If you have any questions, please call 251-964-2146 or submit questions via the Contact link on our website, and a member of the Architectural Review Board will contact you.

POOL

The Spring 2019 newsletter will contain information regarding the opening date of the pool for the 2019 season, as well as, the date and time pool fobs will be issued. This information will also be listed on our website under the Announcements link.

Please Note: All HOA dues must be current before pool key fob can be activated.

HOA DUES

First quarter HOA dues were due by Jan.10th and should have been mailed to:

Lakeland 55 HOA, P.O. Box 235, Fairhope, AL 36532. You may also pay HOA dues online at our website by clicking the Pay Here link at the top right-hand corner of the page. Payments are made through PayPal .

FACEBOOK

Though Facebook is a great way for community members to share information with one another it is not affiliated with the HOA; Therefore, the page is not monitored or sanctioned by the HOA. The HOA does not endorse any advertisements, comments or discussions. Please submit any suggestions, questions, and/or concerns to our webpage <https://www.lakeland55hoa.com>, or leave a message at 251-964-2146.

PETS

We have received several complaints regarding dogs. We ask that all be courteous to their neighbors and remember to pick up after their dog. We have also had complaints regarding barking dogs, these complaints should be referred to Animal Control.

LAWN CARE TIP:

Centipede Grass

When is the proper time to apply fertilizer to centipede grass? Should I use a weed and feed product?"

Centipede grass is a [warm-season turf grass](#), which means its growing season begins in late spring and lasts through the summer, then it goes mostly dormant or brown for the winter. The beginning of the growing season is called “green up,” as the grasses once again send up bright green blades and the lawn starts actively growing. Although usually occurring in April, the exact timing of the spring green up depends on the temperatures.

During the green up period, the new growth in your lawn is very tender and can be harmed by the broadleaf herbicides in weed and feed products. In addition, feeding too early can cause growth that may be damaged by late cold snaps.

The ideal time to apply fertilizer to centipede grass is a few weeks after green up, but before temperatures start topping 85° F. That’s usually around mid-May, but let your lawn be your guide.

Here are a few tips to keep in mind:

- Centipede grass doesn’t respond well to high doses of fertilizer. Too much nitrogen will cause a flush of growth susceptible to disease, and phosphorus will deplete iron levels. Use a phosphorus-free fertilizer such as 15-0-15, with only about 2 pounds of nitrogen per 1000 square feet.
- If time constraints require you to treat your lawn earlier than recommended, use **fertilizer only rather than a weed and feed product.**
- Never apply fertilizer until after all danger of frost has passed.
- **General-purpose weed and feed products can be deadly to this type of lawn.**
- Weed and feed is difficult with centipede grass, because the grass does better with a late application, but weeds are more affected by an earlier application – giving a narrow window of time for good results.

St. Augustine Grass

St Augustine grass makes a beautiful light green to dark green turf. St Augustine also has good shade tolerance even under live oak trees.

The easiest way for establishment is by sod. It will give you an instant yard. The roots won’t take hold in the soil for a couple of weeks, so it will need to be watered carefully to keep from drying out.

One of the disadvantages of St Augustine grass is its poor wear tolerance. St Augustine also has poor drought tolerance and will not always hold its color without irrigation. It is very susceptible to winter damage.

The least expensive method of irrigation is to water whenever the grass needs it. Water deeply to wet the soil to a depth of 3 or 4 inches. This promotes deeper root growth and helps the grass survive longer without water during periods of drought. When the grass begins to turn a bluish green color, it is time to water deeply again. Avoid watering at night, but instead, water in the morning hours so the soil surface has time to dry before evening. Damp grass and soil is a condition necessary for certain diseases to take off.

St Augustine grass requires approximately 4 to 5 lbs nitrogen per 1000 sq. ft. per year. Over-fertilization of mature turf only encourages thatch, insect and disease problems.

St. Augustine grass should be maintained between two to three inches in height during the Spring and Summer months. During the cooler months, it can be maintained at three to four inches in height. Care should be taken to never remove more than 1/3 of the grass blade in any one mowing.