



The community of Niguel Shores,

May 1, 2023

Dear Marla,

I was at the property to review the turf grass throughout the community. I was looking at the aesthetics, weeds, and disease problems that homeowners had questions about. The overall quality of the turf was in good shape. With the right care, we can create a beautiful and sustainable lawn that all residents can enjoy. To that end, we have developed a comprehensive action plan that includes soil testing, watering, fertilizing, mowing, weed, and pest control.

- Annual Bluegrass is seeding heavily, and we're seeing this everywhere. The white flowers are causing the eye to look like they are dead. Also, Annual Bluegrass is causing the turf to look off-color with the tint of green it causes. It will die off with the heat, eventually. Annual Bluegrass is difficult to maintain, however, the best action in the landscape is to apply a pre-emergent in the fall.
- The fertility in the turf looks good but with the amount of rain we received a lot of nutrients had leached down below the root zone. Last week we started to apply a second application to help with the nutrients. We will visually see a change in the color within the week.
- A property like Niguel Shores should receive 4-6 lbs of Nitrogen and Potassium per year. This is supplemented through our fertility program we have custom-made. With the high level of Nitrogen and Potassium will have turfgrass coverage and choke out the weed seeds. We aim to have zero sunlight reach the soil surface to allow weed germination. We will take a soil sample to determine the pH and nutrient level.
- The herbicide application that was completed a few weeks ago is starting to reduce the weed pressure through the turf. In particular, the parking area by the clubhouse has a lot of Pineapple weeds and they are starting to die off. We will monitor the weed pressure and, if needed, do a second herbicide application.

We believe that by working together, we can create a thriving community that we can all be proud of. If you have any questions or concerns regarding our turfgrass maintenance plan, please don't hesitate to reach out to us.

Sincerely,

Matthew K. Cruikshank, Senior Agronomist, PCA