

Landscape Care Instructions

Warranty requirements:

Proposal

- Refer to your landscape proposal for specific warranty information.

Irrigation System:

- Winterize system by October by removing all water from the system, remove timers and store indoors. Startup inspection/test in early spring and check drip zone pressure. For a service visit, call Sanford Irrigation (360) 683-9807.

Fencing and Structures:

- To avoid weathering of the wood, use an oil-based stain every 2-5 years. You must wait until the lumber has dried out completely for the first application. We recommend Penofin brand stain (Rodda Paint).
- Warping and cracking are typical of most wood products, including pressure treated lumber. This is not covered by warranty. In some cases, replacement may be the best option.

Water Feature:

- If you choose to winterize, do so in October. To winterize, remove the pump and store indoors. You may need to pump out the basin occasionally if it fills with rain water. If your pump is left out in freezing temperatures, the warranty is void. If the pump is in shallow water, it is advised to be removed for cold weather.
- During operation, the water level must stay consistent to avoid pump burnout. You may have an auto shut off or an auto fill to assist with that. Know how to reset your auto shutoff.
- You may need to manually remove excess water from your basin in winter.
- For a service visit, call Full Spectrum Pond Maintenance at (360) 461-6261.

Plant Health Moisture Monitoring

- Your Plants must receive the **proper** frequency and **amount** of moisture to thrive. It is also equally important that the plants do not remain constantly saturated.
- Plants and soil need to be on the side of wet after watering and on the side of dry before the next watering occurs.
- Overwatering is equally as damaging as underwatering.
- The weather is constantly changing and must be accounted for. The only way to mitigate these variables is to monitor the site and adjust accordingly.
- After two seasons, your watering should be greatly reduced or eliminated due to the drought tolerance of your now established plants.

Warranty Request/Plant Replacement Request:

- General Warranty Request: Take a picture along with a brief description and send to onalandscaping@gmail.com.
- Plant replacement request: Take a picture, quantity and type, and send to onalandscaping@gmail.com.
- If you require us to come to your site to evaluate a warranty request or a plant replacement request, then a service visit charge may be incurred.

How To Tips:

Deer:

- Try Liquid Fence Deer & Rabbit Repellent.
- Motion activated sprinkler.
- In some cases, deer fencing is the best option.

Irrigation help:

- Visit onalandscaping.com, "what we do" "info for new clients" where you can access a how-to videos and faucet timer instructions.
- Call Sanford Irrigation at (360) 683-9807.

Irrigation Post Run Inspection:

- Time to complete inspection: 15-20 minutes.
- This inspection will be performed within a few hours of the last run time.
- Using your moisture meter, check every tree on site in multiple locations around the root ball ensuring that mulch is pulled back and you are getting a depth 4-6". If any trees are reading on the dry side, notate which ones (dry off the moisture meter between readings).
- Randomly check shrubs, ornamental grasses, groundcovers etc. with moisture meter.
- If the site is reading very dry everywhere:
 - Immediately check the timer and inspect for operational status, ensure the faucet is turned on and try running a manual zone. Sometimes the control unit is not inserted correctly which causes lack of connection. Correct this by removing and re-inserting then try to run a manual station to verify.
 - Ensure the timer is programmed correctly.
 - If the timer is not operating, make a warranty request.
- If there are parts of the site that are reading too dry, increase run times on those particular zones. We usually start with a 1 hour run time. Sometimes if it is hot or dry, it may be necessary to run each zone 1 1/2-2 hours.
- If the site is reading too wet, reduce the watering frequency. We typically start with once per week. On some sites you may need to decrease the frequency to once every 2 or 3

weeks. Note: this is dependent on the time of year and the weather patterns. Sometimes you will have the system turned off during rainy weather.

- Irrigation seasons:
 - **September - November** (weather dependent): system should be off and winterized before freezing temperatures.
 - **December - March**: system will remain off until freezing temperatures have passed.
 - **April - June**: turn on system, check operating status, then turn off until weather dictates need. Occasional watering during this time of year.
 - **July - September**: Typical time of year to use the irrigation system. You must monitor to ensure proper duration and frequency for first two years.
 - After 2 seasons: Optional use of irrigation dependent on summer conditions.

Irrigation Pre-Run Inspection:

- Time to complete 15-20 minutes.
- This inspection will be performed before the next run time.
- Using your moisture meter, check every tree on site in multiple locations around the root ball ensuring that mulch is pulled back and you are getting a depth 4-6"
- You want to see the moisture content on the side of dry throughout the beds.
- If the site is too dry, reduce the frequency (less days between watering). If the site is too wet, increase the frequency (more days between watering).

Plant Care:

- Evergreen trees: prune for health and containment.
- Deciduous trees: prune for health and containment.
- Shrubs: prune for health and containment.
- Perennials: cut back in fall.
- Ornamental Grasses: Depends on type, cut back in early spring.
- Fertilizing: If you choose to fertilize, follow the instructions on the bag. We suggest organic fertilizer.
- Ensure wood chips do not get piled up against the base of any plant.

Bed Maintenance:

- Maintain 4-6" of wood chips for maximum plant protection and health as well as moisture retention and weed deterrence.
- Remember, mulch is temporary until your plants fill in, if you must add more mulch use Arborist chips or wood chip mulch (hog fuel) from Cascade Bark.
- Weeding: remove weeds weekly before weeds go to seed. Increase frequency in spring. If you choose to use weed killer, we suggest organic weed killer (Co-Op in Sequim). Do not spray near plants.

Establishing New Lawns:

- The seed must remain moist all day long in order to germinate. You may need temporary tripod sprinklers to assist with that. In addition to the four run times, you may need to manually run the sprinklers to help keep the soil moist. You don't want so much water that it becomes a mud bog. Run time (2-20 minutes) (4+ start times a day)
- Once the seed has germinated, determine if over seeding is necessary. If so, apply more seed and keep run times the same.
- Once the seed has sufficiently germinated and has reached a height of 1-2", add run time and decrease the start times to once per day in the morning (30-60 minutes) (1x per day in the early morning).
- After the lawn has reached a height of 3-4", reduce the frequency to once per week for the duration of the season (30-60 minutes) (1x per week in the early morning).
- The following season, your lawn will be established and will not require watering unless you choose to water occasionally. If you do choose to water, we suggest finding the minimum frequency which will depend on your site and the weather conditions. This could be once per week, once every 2 weeks, once every 3 weeks etc. only during times of no rain. Please choose to conserve water as much as possible (30-60 minutes) (1x every 1-3 weeks) (months of July and August) (Only during times of drought).

Eco Lawn Maintenance:

- You can choose to mow weekly, biweekly or monthly as desired for even appearance or not to mow at all. We suggest minimal mowing.
- We suggest broadcasting or mulching instead of bagging.
- No need to fertilize, the clover self-fertilizes.
- Weeds are a matter of opinion. We suggest leaving it alone completely but if you must remove something, do it manually or spot spray with herbicide as sparingly as possible.

Thank you for your business! Feel free to contact anytime with questions.

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