

Vol. 35 • No. 5 • May 2017

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COMMON

INTERESTS



Wrapping Your Head Around **GROUND** MAINTENANCE

INSIDE:

Spring Showcase Recap
Keeping Roses Radiant
Millennials & Gardening
Guide to Artificial Grass
And More!

2017

GOLF

TOURNAMENT

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President's Letter



DENISE HAAS
President
CAI-RMC

As I sit here hearing that there is a chance of snow, I often think how confused we get in Colorado when Winter happens for us in Spring. I like our Winter/Spring season as the snow melts fast.

In this issue we are discussing Ground Maintenance. How are you maintaining the grounds for the properties you manage or sit on the Board for? Have you considered a long-term plan or are you just happy to get through the season? Either

way, I believe you will find some helpful hints inside to make your respective roles easier.

As we move through May, Community Managers are checking to ensure that they have all of their CEU's completed and ready to renew their licenses. Colorado Legislative Action Committee recently completed a survey regarding Manager Licensing and had 208 responses. CLAC is now compiling the responses to provide feedback to Department of Regulatory Agencies to aid them with their Sunset Review of Manager Licensing.

I would also like to take a moment to thank **Bridget Nichols**, our Executive Director. Without her, this Chapter would not run as smoothly as it does. She is effortless as she moves from committee meeting to phone call to six people talking to her at one time. She is able to recount every concern or issue that has been raised to her. She is our foundation and the ground floor of where everything starts to happen. Thank you for all that you do.

Remember to enjoy the May flowers! 🌸

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Executive Director's Message



BRIDGET NICHOLS
Executive Director
CAI-RMC

Happy MAY, members of CAI Rocky Mountain Chapter. Thank you for being a member. I always describe our membership as a group of great people and I couldn't be more convinced of that than after our **Spring Showcase and Trade Show**. I heard from multiple people how great the energy of the conference was and I totally agree!

For those of you that attended, thank you! Your support is appreciated. Exhibitors and teachers, you're awesome! The conference was great because of your commitment to a fun event. Attendees, be sure to send me pictures if you have any from the conference.

As we gear up for summer and the fun of opening pools, don't forget to take a break and chill out for a bit. Remember, you have all the time that you need and you will get it all done. Summer can be crazy and it can also be so much fun. Have fun with the season because it will only last so long. 🏠



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by Mark Richardson

Believe it or not, we are well into the second quarter of 2017! The Spring Showcase was held on Thursday, April 13th with a record number of business partners and participants. Thank you to all who attended for trusting that the showcase would provide the premier networking opportunity that it has come to be known for.

I would be remiss but to thank the amazing team that made the showcase such a success this year—**Kristen Jezek (chair-elect), Jason Holley (board liaison), Carey D, Chase Carmel, Elisa Anderson, Elissa McLaughlin, Jordan Kincaid, Michael DeViney, Michelle Messina, Nichole Stevenson, Raul Hernandez, and Keely Cox!**

A special thank you to the presenting sponsors of the event! Their additional financial support helps make events like this happen. Thank you to **EmpireWorks Reconstruction and Painting, Heritage Roofing, Pro Disposal and Recycling, Swingle Lawn Tree and Landscape Care, Vial Fotheringham, and Western Roofing!**

We were honored to have had the support of so many of our business partners for the various sponsorships. We took a chance with some new opportunities and our business partners didn't fail us when it came time to support the concepts. The VIP sponsors (**McKenzie Rhody, Eco Roof and Solar**) and the Fit Bit Challenge sponsors (**Benson Kerrane Storz & Nelson, Elk Construction, Union Bank**) deserve kudos for believing in the possibilities of something new.

Thank you to the presenters for their participation preparing the curriculum needed to help further educate our membership. All of

the classes offered at the Spring Showcase were certified by CAMICB as well as DORA for continuing education credits toward credentialing and licensing.

There were a number of changes to the Spring Showcase this year. The largest change was in the timing of the schedule for the day. Based on survey results from previous years from both participants and business partners, the event did not start until 10:00AM. Everyone seemed thrilled as it gave business partners additional time to set up and it allowed attendees the opportunity to get there without being stressed over it. We made a couple of changes at lunch as well. Lunch was served buffet style in order to allow participants to pick and choose what they wanted to eat. Food was served on compostable dinnerware to reduce our overall footprint of the event.

Congratulations to **Benson Kerrane Storz & Nelson** for winning the best themed booth of the conference! We loved the concept and appreciated the hard work that they clearly put into their vintage movie theme.

We were honored to have had the support of so many of our business partners for the various sponsorships and the support of the attendees for another year.

If you are interested in volunteering for the committee for the 2018 showcase, please feel free to contact me at mrichardson@4shoa.com or (303) 952-4004. Volunteers are the lifeline of our industry and we couldn't do it without you.

• *See the Stories Told starting page 8...*

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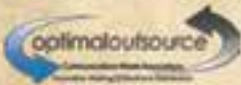
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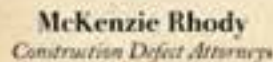
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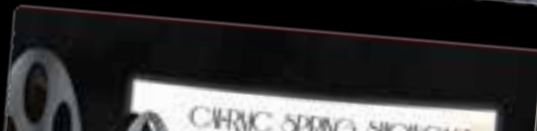
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Natural **Ways**

**to Keep
Roses**

Radiant
This Season

Warm weather welcomes flowerbeds, gardens burst with color and fragrance, and in many yards, roses are the stars of the show. They're the most popular and prized flower in American gardens, one of the most-beloved flowers for weddings, and staples of Valentine's and Mother's Day bouquets. Americans love their roses - and so do a host of harmful pests, including Japanese beetles, aphids, mites among other insects, and let's not forget about deer.

Pests can cause a great deal of damage to roses, especially considering many varieties have a reputation for being tenderly delicate. While some types of roses are hardier against disease, no rose alive can fight off an aphid infestation or fight foraging deer without some help from the gardener. However, growing awareness of the environmental impact of some common pesticides may have many rose gardeners looking for more natural ways to protect their blooms this season.

Brand-name neonicotinoid pesticides, commonly used to keep pests off plants, are being banned in states across the country, including Maryland, Connecticut and Minnesota. North Carolina is currently considering a similar ban. This class of insecticides is believed to contribute to the devastation and decline of honeybee populations across the country. As more states prohibit the use of neonicotinoid pesticides, and some garden retailers remove neonics from store shelves, many gardeners may have to start looking for alternative, more environmentally friendly solutions to protect their prized roses.



Natural Solutions

Fortunately, rose aficionados have several natural ways to defend their gardens from pests. These measures can help protect rose gardens and the environment:

1. Choosing a good location for your roses is the first step. If you'll be planting new rose bushes this season, look for a location that will help the roses thrive. The healthier the plant, the harder it will be in resisting disease and pests. Roses should get six to eight hours of sun per day, and need at least three feet of space on all sides to flourish. Be sure to properly prepare the soil, mulch around the base of the plant, and regularly fertilize and water.
2. Next, keep a careful eye on your roses. Regularly inspect blooms, branches, stems, undersides of leaves and vines for signs of insect infestation, including the presence of eggs, grubs and adult insects. Watch for evidence of deer damage too; such as ragged bites a foot or more above the ground.
3. Keep pests and deer away with a natural, environmentally friendly, dual purpose repellent like Bobbex Rose Deer and Insect Repellent. The easy-to-apply, ready-to-use foliar spray discourages deer foraging through taste and smell aversion, while simultaneously repelling insects such as aphids, mites, Japanese beetles, leafhoppers, greenflies and sawflies. The product is compatible with nature, not classified as an insecticide and is harmless to all wildlife, pets, birds and people.

Bobbex Rose also provides needed moisture retention for the plant and can reduce the severity of black spot and powdery mildew, common problems for rose gardeners. Continued use will disrupt browsing habits of deer while protecting against an assault of insects in any weather. The product is actually good for plants since it contains elements high in nitrogen and phosphorus; it dries clear and won't burn plants. Bobbex Rose will not wash off in rain, or irrigation. Visit www.bobbex.com to learn more.

4. Use nature to defend your roses; hang bird feeders to attract backyard birds that regularly dine on insects harmful to roses. You can also purchase lady bugs, which eat aphids, to release in your rose garden. Just be sure to research the best time and conditions for releasing lady bugs, or they will fly away before making any impact.

The fragrance and colors of roses are among the most delightful indulgences of the warm weather season. With a bit of attention, planning and effective natural assistance, it's possible, even easy, to keep your roses radiantly resplendent while naturally protecting them and the environment. 🏡

7 REASONS Why Millennials



Gardening fosters better nutrition



You can grow a garden anywhere

The stereotype: Millennials spend more time interacting with the digital world than the natural world around them. The reality: Five million of the 6 million people who took up gardening in 2015 were millennials, according to the 2016 National Gardening Survey.

More millennials (people between the ages of 21 and 34) than any other age group are falling in love with gardening. As a hobby, gardening is a great fit for the millennial mindset and lifestyle that emphasize individuality, independence and value. However, the advantages of gardening that attract millennials are also relevant to every age group, and anyone who wants to begin growing a nutritious, healthful food garden.

Here are seven reasons why more millennials than ever are taking up food gardening, and why you should, too:

1. Gardening fosters better nutrition.

Millennials care about good nutrition and knowing where their food comes from. Multiple studies show members of the generation are health conscious, and understand the relationship between the food they eat, good nutrition and good health. Millennials know fresh vegetables deliver great nutrition, and millennial gardeners know that growing their own veggies and herbs also means they can put more nutritious food on the table. With transplant purveyors offering more than 250 varieties of popular, heirloom, hybrid, new and tried-and-true vegetables and herbs, it's easy to grow a garden full of healthy, nutritious, economical veggies and herbs.

2. You can save money in the grocery store.

Millennials are into saving money. Eighty percent have a budget, 72 percent are saving for retirement and 51 percent have an emergency fund, according to a TD Ameritrade survey. Gardening can allow you to spend less in the grocery store produce aisle—and that kind of saving savvy appeals to millennials as well as any other age group!

Love Gardening (and you should, too)



Gardening brings families together



Gardening can be an adventure

3. Gardening is good for the environment.

Awareness of environmental issues and a desire for healthful products that contribute to ecological balance are hallmarks of the millennial generation. A Nielsen study found millennials care about environmental issues and find ways to personally support a healthy environment. When you grow your own vegetables and herbs, “food miles,” the distance a food item is transported from producer to consumer, shrinks substantially and includes only the distance from your kitchen to your own backyard. Choose plants in biodegradable containers and gardening is even more environmentally friendly.

4. You can grow a garden anywhere.

While many millennials are city dwellers, others live in suburbs. The fact that they can garden anywhere—on a city balcony, urban patio or suburban backyard—makes gardening the perfect hobby for them. Using transplants, all gardeners can create a backyard garden plot, a vertical garden in an alleyway between city buildings, or a container garden on a balcony or deck.

5. The garden is a great place to come together as a family.

It's true that millennials make the most use of digital devices of

any generation; they also value deep family relationships. Planting a garden with their children, significant others or friends allows everyone to spend enriching time together, working toward an enjoyable, shared goal.

6. Gardening can be a challenge anyone can achieve.

Working toward a goal, and having a vision, are very important qualities for millennials. Gardening takes time and effort but with the right resources and information, it's something virtually anyone can succeed at. Millennials turn to online resources, like vegetable and herb growing guides, gardening how-to's, videos and recipes to help them achieve and ensure success.

7. Gardening can be an adventure.

Sixty-four percent of millennials say they love to cook, and 75 percent enjoy eating cuisine from other cultures, according to a survey by Barkley. For a generation of adventurous eaters and cooks, gardening can be an opportunity to grow and try new things, from edible flowers and exotic herbs, to new types of vegetables, all the while saving money by growing their own.

With millennials now dominating the workforce, and many starting families and reaching their peak earning years, it's likely their interest in gardening will continue to grow. ⬆

more than just vendors

CAI Business Partner members are indispensable to common-interest communities. More than just vendors, these valued members are good corporate citizens. They contribute to CAI publications, speak at CAI conferences and teach CAI professional development courses. Their involvement in CAI is an investment in the very concept of common-interest living.

Compared to nonmember service providers, CAI Business Partners are generally more likely to:

1. Understand community association operations, which saves associations money and reduces frustration for board members and community managers.
2. Have products and services specifically designed for community associations—they don't try to force fit generic solutions into the community association model.
3. Be attuned to community association trends and in a better position to make recommendations and suggestions that a non-CAI business partner may not even consider.
4. Have experience with other community associations, therefore understanding the nature and dynamics of community associations and how best to serve them.
5. Be familiar with community association management, governance and best practices.
6. Understand the roles of board members, management professionals and residents and the relationships among them.
7. Understand the proper request-for-proposal and vetting processes.
8. Understand community association finances—invoicing, budgets (operating, deferred and long-term) and reserve studies.
9. Be exposed to the unique and evolving aspects of community associations through CAI education, publications and events.

Importantly, CAI Business Partners sustain CAI through their membership dues, sponsorships and advertising—support that helps keep CAI membership, education and events more affordable for all members.

CAI Business Partners—much more than just vendors!





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Know What's Below

Call 811 before digging for landscaping and home improvement projects this spring

With the snow melted and the ground thawed, many eager homeowners and landscape professionals across the country will roll up their sleeves and reach for their shovels to start projects that require digging this spring.

During the transition into “digging season,” Common Ground Alliance (CGA), the association dedicated to protecting underground utilities and the people who dig near them, reminds homeowners and professional diggers that calling 811 is the first step toward protecting you and your community from the risk of unintentionally damaging an underground line.

Every digging project, no matter how large or small, warrants a free call to 811. Installing a mailbox or fence, building a deck and landscaping are all examples of digging projects that should only begin a few days after making a call to 811. Calling this number connects you to your local one-call utility notification center.

According to data collected by CGA in a phone survey in March, millions of American homeowners will likely do DIY projects involving digging this year, but 44 percent of them do not plan to make a free call to 811 before digging. Extrapolated to the full population of U.S. homeowners, approximately 58.5 million people will dig this year without first calling 811.

A utility line is damaged every six minutes in America because someone decided to dig without making a call to 811 to learn the approximate location of buried utilities in their area. Unintentionally striking one of these lines can result in inconvenient outages for entire neighborhoods, serious harm to yourself or your neighbors, and significant repair costs.

As a result, CGA offers the following tips to make sure you complete your project safely and without any utility service interruptions, so you don't become a statistic.

Here's how the 811 process works:

1. One free, simple phone call to 811 makes it easy for your local one-call center to notify all appropriate utility companies of your intent to dig. Call a few days prior to digging to ensure enough time for the approximate location of utility lines to be marked with flags or paint.
2. When you call 811, a representative from your local one-call center will ask for the location and description of your digging project.
3. Your local one-call center will notify affected utility companies, which will then send professional locators to the proposed dig site to mark the approximate location of your lines.
4. Only once all lines have been accurately marked should you roll up those sleeves and carefully dig around the marked areas.

There are nearly 20 million miles of underground utility lines in the United States, which equates to more than a football field's length of utilities for every person in the U.S. Your family depends on this buried infrastructure for your everyday needs, including electric, natural gas, water and sewer, cable TV, high-speed internet and landline telephone. With that much critical infrastructure underground, it's important to know what's below and call 811 before digging.

To find out more information about 811 or the one-call utility notification center in your area, visit www.call811.com. 🏠

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Environmental Issues Associated with a Beautiful Association Lawn

What HOAs Should Consider with Pesticides

By David P. Steinberger, Special Counsel,
Feldmann Nagel, LLC.

Environmental issues are generally not the kinds of pressing issues HOAs need to address. But environmental issues can indeed pop up in unexpected ways. For instance, how are the association's lawns and common landscaping kept looking so nice? Often, your landscaper is applying pesticides. The use of pesticides, which are regulated by both federal and state environmental regulators, can sometimes be contentious. Some residents may object to their use within their association.

While issues regarding the use of pesticides within HOAs are not common, they can come up. Several years back at an HOA near Telluride, such an issue did arise, and was reported in the local press. A number of residents complained about getting sick because of pesticide applications that occurred within the association's property. "Regular" pesticides were applied at the property at the same time exterminators were using chemicals to eradicate prairie dogs. The residents' complaints included the fact that there had been no prior communications regarding the pesticides application.

What are some of the best management practices an HOA should follow to stay out of possible trouble? Here's a short list of some things HOA boards may wish to consider.

The HOA should know which chemicals are being applied to their property, and who is applying those chemicals. There are licensing/registration requirements for commercial pesticides applicators. If you

are going to use these chemicals, it would make the most sense to have a licensed applicator.

Using a licensed or registered pesticides applicator helps to ensure that your landscaping contractor (a) is authorized to apply pesticides and (b) knows how to properly and safely apply those pesticides.

Does your pesticides-applying landscaper maintain reasonable and adequate insurance in the event someone claims an injury from the pesticides? If something goes wrong, it would be necessary to know that your contractor was properly insured.

If you store pesticides within association property, are they stored securely and safely? It should not be possible for children to access these chemicals.

If pesticides are being applied to HOA property, are residents provided with any notice? It's often better to let residents know what is happening in advance rather than explaining what was already done. If residents know in advance what is planned, they can make arrangements to, for instance, keep their children and pets away during and after the pesticide's application.

The ideas presented here are relatively straightforward. Just a little forethought about the "how" and "when" pesticides are used within the HOA can spare the board from having respond to angry or sick residents. ⬆

David Steinberger is an environmental lawyer at Feldmann-Nagel. He has been practicing environmental law for almost twenty years and can be reached at dsteinberger@feldmann-nagel.com.



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Grassroots Guide to Artificial Grass



by Joseph Paul Downs, Chief Strategy Officer for Plush Grass

Do you remember this song: “Here’s the story, of a lovely lady, who was bringing up three very lovely girls... and the story, of a man named Brady, who was busy with three boys of his own...”

I’d be willing to bet a month’s HOA dues that all of us, (yes even millennials like myself!) remember growing up with the often happy, sometimes sad, all-the-time relatable family stories of the Brady Bunch. But I bet you don’t remember that their backyard was made of AstroTurf! That’s right. Run a quick Google image search and you’ll see from playing catch to potato sack races to pet bunnies, the whole family lived, learned, and loved on artificial grass!

Thankfully, shag carpet isn’t the only thing on our properties that has changed since then. Decades of technological advances in recyclable plastics and modern manufacturing techniques have made today’s artificial grass installations environmentally friendly, and most importantly, aesthetically natural. But like everything, there are products worthy of our family stories, and there are imposters. So how do you know? Here are the basics.

The most important information to consider is that, just as with other constructions, an artificial grass lawn is not simply a matter of Product A vs. Product B. Rather, an artificial grass lawn is fundamentally a system comprised of these three separate layers: proper base material underneath, natural looking and functioning grass on the surface, and adequate infill brushed into the blades.

Here in Colorado, a preferred base material is known as “grey breeze”. In neighboring states, it is often referred to as “DG”—short for, decomposed granite. Whatever the name, the critical factors in a proper base material are that it is both non-organic and compactible. These factors allow for it to be graded to stay smooth and free-draining to keep the grass dry.

Artificial grass itself is ultimately a determinate of personal preferences- which can be an overwhelming variable both for the homeowner and an HOA at times! Thankfully, most residential landscape grasses these days have a blend of multiple green blades with a sublayer of brown thatch woven in. Together, these colors combine to mimic natural lawn grasses. Manufacturers have countless specs on why one grass may or may not be superior to another, and these are valid. That known, the most important features of a natural looking and lasting artificial grass product are that it be within a range of 1.5-2.5 inches in pile height (how tall it is) and have between a 50oz-90oz face weight (how thick it is).

When most people think of infill, they think of that sticky “black stuff” in fields—and they’re right. This crumb-rubber is traditionally used in sports applications. However, just as residential grasses are different than sport field grasses, so are residential infills, which are primarily a silica sand based product. These are necessary to spread and brush into the artificial grass for many beneficial reasons. Two main reasons are to provide extra weight, which keeps it from wrinkling throughout temperature changes, and also to keep the grass stable, which keeps the blades standing up in a natural position.

Of course, as technology continues to improve, so too do products and installation procedures. Which is why much of the emphasis on a lasting artificial grass lawn relies on the integrity of the company installing it. With this Grassroots Guide in mind though, your neighborhood families can make an informed and confident investment in their properties based on “much more than a hunch.” ⬆

Joseph Paul Downs is Chief Strategy Officer for Plush Grass which serves Association’s throughout the front range. PlushGrass has been a Colorado and national leader in residential and commercial artificial grass installations for over a decade. For more information please visit www.plushgrass.com.

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**What Questions Should You
Ask When Selecting a**



**LANDSCAPE
CONTRACTOR?**



**Jason Holley &
Tim Cyriacks,**
Terracare
Associates, LLC

Is a pricing sheet or a list of services and references enough to choose one landscaper over another?

References are good, but each property is different with its own unique challenges. What special needs do you have? And can your landscape service provider handle those needs?

Look Beyond the Numbers

What to ask your landscape bidders:

- Do you see areas on my property where you can make improvements?
This will show how much attention they gave when creating the bid.
- How many field staff will you be using on my property?
Do they have enough people to do the job properly?
- What size irrigation staff will you use for me? How long will an inspection take? Do you have licensed irrigators?
Will they do a proper job and catch issues in need of repair before it costs me more money in high water bills or lost plant material?
- How long do you need to complete weekly service?
Will they spend the time to do the job right?
- How often will the crew be checked by management?
Do they have enough supervision for the project?
- What safety precautions do you use when servicing my project?
Will my employees and tenants be safe?
- Do you subcontract any of your services?
If so, what services are subcontracted and how are they supervised?

- Is your company a subscriber to Workers Compensation? Will you provide a copy of your insurance certificate?
Is my ownership protected and is the field staff properly covered?
- Does your company have labeled vehicles?
Are they easily identified by your onsite employees?
- Do your crews wear company uniforms?
Is the field staff easily identified?
- What is your procedure for setting goals for my property?
How proactive will they be for improving the project?
- Does the landscape contractor E-Verify their employees?
This is important to make sure all employees of the firm are legal to do work in the US.
- Does the landscape firm provide a schedule of services with frequencies of services to be provided throughout the year?
This will tell you how many irrigation checks, edging, pruning, trash policing, aerations, dog stations, etc. and make sure the pricing from company to company are apples to apples.

Changing contractors is a tall task for the property management team as well as the contractor, and change takes time for the new contractor to get to know the property. If a property changes landscaping firms every year, the property will never get the full attention and familiarity it needs for a successful season. It takes most contractors about half of a season to truly get to know the property, and even more time on larger jobs. Getting the answers to the questions above will give you the confidence you need to choose a company you can build a long-term partnership with. **▲**

Terracare is the largest Colorado based landscape company that also has the largest outsourced Public Works and Snow Removal contract in the nation (City of Centennial). TCA has offices in California and Texas and is in the top 20 landscape companies in the nation by size.

Prolong Pond Dredging and Save Your Community Money.



Even with proactive management, all stormwater ponds will eventually become impaired due to accumulated sediment as a result of runoff. Dredging is an option, but is often the largest single expenditure a community will face. So, when the time does come to remove sediment from your lake or pond, consider hydro-raking as an effective, environmentally-friendly and economical alternative.

Learn how hydro-raking can help prolong or prevent the need for dredging:
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CORE Aeration



Tony Hann,
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There are numerous benefits associated with aeration, which will help ensure you'll have a healthy, thick lawn throughout the optimal growing season. Not only that, but core aeration is also a foundational cultural practice of proper, long-term turf care in Colorado.

What is it about core aeration that makes it such a critical cultural practice? A basic list of benefits includes, increased air and water percolation, alleviation of compaction, and improved environment for beneficial soil microbes.

Wise turf grass managers have known for many, many years that core aeration is absolutely necessary if one desires a thick, healthy stand of turf. Thick and strong turf grass has a deeper root system, can withstand drought more readily, and it prevents weed seeds from germination.

The soil is where roots normally grow. A close look at healthy soil reveals a complex web of life. Microorganisms such as bacteria and fungi are constantly working to break down organic matter into usable forms of nitrogen.

There are pathogens and beneficial soil organisms that work in tandem with plant roots to absorb nutrients from the soil. If there is a healthy balance between beneficial soil organisms and pathogens, we usually do not notice anything amiss. When soil is under anaerobic conditions, pathogens begin to out-number beneficial soil organisms, and we begin to see early manifestations of disease activity.

Regular core aeration maintains oxygen levels in the root-zone. This is the primary benefit of aeration. Foot traffic and compaction from machinery such as lawn mowers tend to compact our heavy clay soils leading to anaerobic soil conditions.

Colorado has many bright, sunny days. However, we also have exceptionally low humidity, meaning water tends to evaporate very quickly.

Since water is a valuable and precious resource, proper utilization is paramount. When we water, we hope it goes where we want it to and stays there as long as possible. Most Colorado landscapes are not flat. We have hilly areas in



COURTESY WIKIMEDIA



most of our landscapes. Aeration helps water go where we want it to go: down into the soil.

When we fertilize, we want that to go into the soil as well, and aeration helps us accomplish that. Thick, healthy turf has deep roots and will out-compete weeds for sunlight, preventing them from germinating.

Sadly, many of our larger turf areas are over-watered and not aerated enough. If we establish a good foundation of healthy turf, mow at proper cutting heights with sharp mower blades, and fertilize regularly, we can reduce the amount of water we waste when watering.

In Colorado, it is recommended to aerate twice a year (once in the spring and once in the fall). Colorado's arid climate creates

compacted soil, which needs to be broken up for your lawn to receive proper nutrients.

An early spring aeration is critical, as root growth tends to accelerate during this time of year. Lawns also grow very quickly from April through June, and need oxygen and nutrients, which aeration helps with.

Having your lawn aerated in the fall is the perfect way to allow your lawn to breathe, while opening it up to receive needed fertilizer and moisture in the cooler months.

A thick, healthy stand of turf that is mowed properly and aerated on a regular basis can withstand drought conditions due to deeper roots. The ultimate goal of aeration is to help us utilize water more wisely and use less chemical weed controls. 🏠





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| Issue | Topic | Article Due Date |
|-----------|--------------------------|------------------|
| July | Mother Nature | 05/26/2017 |
| August | Finance | 06/26/2017 |
| September | Construction | 07/28/2017 |
| October | Security/Safety | 08/25/2015 |
| Nov/Dec | Maintenance & Mechanical | 09/29/2017 |



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| 8 Thu | Manager's Lunch Denver |
| 22 Thu | M-201 Beaver Creek |
| 23 Fri | Annual Golf Tournament Thornton |

AUGUST

| | |
|------------------|---|
| 4 Fri | Annual Summer Carnival Centennial |
| 10 Thu | Manager's Lunch Highlands Ranch |

| | |
|------------------|---|
| 23 Wed | M-100 Broomfield |
| 26 Sat | Board Leadership Development Program Denver |

SEPTEMBER

| | |
|------------------|--|
| 12 Tue | HOA Roundtable Centennial |
| 15 Fri | DORA Day & Happy Hour Westminster |
| 15 Fri | Business Partner Education Westminster |

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Don't forget to register for events as prices are significantly higher the day of the event.