



## Hawk's Landing Maintenance Information

*The results of our new management company's first covenants compliance inspection revealed many areas of home maintenance that are not being addressed properly. The following information is provided as guidance to help you get started if your covenants compliance letter specified any issues with lawn maintenance, mold or dirt requiring cleaning, or if you are in need of a new mailbox or mailbox post.*

*If you have any questions, please contact our Community Association Manager, Sarah Knaub, at VictoryComMgt@gmail.com or (757) 593-0166.*

### Lawn Maintenance

Hawk's Landing covenants specify grass is not allowed to get more than 4" high. While we will not be breaking out the ruler, it is imperative that you maintain a regular mowing and edging schedule. Letting the grass grow very high and then mowing short is not good for your lawn and encourages weed growth. The Architectural Guidelines also require lawns to be free from weeds! Clumps of grass clippings left on the lawn are not only unsightly, they can damage or even kill the lawn grass. Mow often enough so you are never removing more than one-third of the blade length at a time.

Many of you have quite a lot of concrete to care for, and that means a lot of opportunities for grass and weeds to invade the spaces between sections of your driveway, sidewalk, curb and the street. Removing grass and weeds growing through these cracks, and preventing their return, is required in order to comply with the covenant that your yard be well-maintained. It is also in your best interest because the weeds and grass will start to erode the concrete. If untreated, the growth will slowly widen the cracks to the point where you will be forced to repair or repave the concrete.

Autumn is one of the best times to control grass and weeds growing in pavement cracks. There are many products out there for purchase that will kill unwanted vegetation. You can also find numerous "recipes" for environmentally friendly weed killers that use common household ingredients. Whichever method you choose, it is important to remove the dead plants after treatment and to continue to monitor all cracks for the re-emergence of small weeds.

To avoid any regrowth, try to cover up any cracks that are providing a breeding ground for weeds. There are lots of recommendations online for products to use or methods for sealing or filling the cracks.



*Over, please*

## Mold/Dirt Removal

*Do not use a high-pressure sprayer or pressure washer on wood, siding, roofs, windows or trim! Use only a soft wash and detergent. Some do-it-yourself products are listed below, as are a few local contractors. If you hire a contractor, be sure to specify that you do not want them to pressure wash any of the items listed above.*



There are many great do-it-yourself products available that will remove dirt and kill mold and algae. Products such as Wet & Forget and Spray & Forget do not use bleach but use the effects of the weather to kill the mold and algae over time. Jomax and Mold Armor E-Z House Wash use a bleach-based formula but should not damage plants when used properly. A quick internet search will provide many more products, as well. These products are easy to find in local stores or online, and many of them come in a ready-to-use hose-end sprayer that can reach the second story of most houses. There are many YouTube videos that show step-by-step instructions for cleaning mold and algae off of different surfaces.

Here are a few local contractors who offer exterior cleaning services:

Envirowash 599-3164

Marc's Pressure Washing 722-3920

Jay's Painting and Pressure Cleaning 867-8606

Ayers Window and Gutter Cleaning 254-1352

Soft Works Power Washing 296-8952

*Neither Hawks Landing HOA nor Victory Community Management endorse any particular contractor and assume no responsibility for the quality or work performed.*

## Mailbox and Post Replacement



If you need to replace your mailbox or the post, the approved products are below:

Gibraltar "Elite" Post Mount mailbox, Black, Size Medium

Available at Home Depot, Lowes, Walmart and Ace Hardware for between \$15 and \$25 as of September 2021

Postal Pro "The Oxford" 4x4 White Polymer Mailbox Post

Available at Lowes for around \$55 as of September 2021

*More details about the mailbox and post can be found on the Forms & Documents page of HLGHOA.org.*

