



FOOTHILLS CLUB WEST

FALL 2021 E-MAGAZINE

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LETTER FROM THE PRESIDENT

I first want to state that this letter is a “letter from the President”. It’s not a letter from the BOD nor Vision. In this letter, I will do my best to include objective statements of the BOD’s quarterly accomplishments, but I will also include my subjective observations. As community members, you have no obligation to read this letter nor will it impact the professional direction of the BOD in anyway. These are simply my perspectives and thoughts. I moved to Foothills Club West from Maine just over two years ago. For those who are measuring, it was 2338 miles door to door. While preparing for my move to Arizona, I enjoyed one last spring in Maine. Most days throughout the spring, I would step foot outside and be greeted by horizontal rain and temperatures hovering several degrees above freezing. As it turns out, there were 47 days with measurable precipitation between April and June in Maine that year. Every single one of those 47 days, I took a personal oath to appreciate every hot and sunny day in Arizona. While Mother Nature of Arizona challenged this oath in 2020 with an abundance of heat and opportunities to “shovel sunshine”, I’ve never regretted my move. While the weather was a shock to my New Englander system, it’s one of many adjustments I’ve had to make. With this said, I thought I’d share a few new elements I’ve noted since moving to Arizona. Perhaps these insights will be useful for others who are new to town.

- It is perfectly normal to see a saguaro cactus next to a palm tree. It is also perfectly normal to see a radio tower disguised as either a saguaro cactus or a palm tree.
- The “soft and fuzzy” cactus is neither soft nor fuzzy.
- Falling into a cactus while hiking or biking is not advised. Carrying a pair of pliers for such a situation is strongly advised.
- There is no judgement if you turn on the heat in your home when the outdoor temperatures drop below 70 degrees. This also seems to be an acceptable threshold for breaking out boots, parkas, and wool hats.
- Contrary to my prior belief that Arizona has only one season known as “dry heat”, it actually has a second season known as Monsoon or “wet heat”.
- Streets with a given name will suddenly dead end and then the very same street name will reappear miles away. Repeat.
- Rodents of Unusual Size do exist; they are called Javelinas.
- Very few people are originally from Arizona. This is confirmed every Sunday in the fall when no less than 10 different NFL team jerseys can be spotted in the Safeway at any given time.

Despite different backgrounds and experiences, I’ve been blown away by this community. The residents of Foothills Club West are quick to embrace new neighbors and engage at an authentic level. The depth of character and conviction in every neighbor I’ve met is truly inspirational. I’ve been humbled by the intelligence and achievements of so many neighbors and I’m eager to learn from their experiences. While COVID restrictions have overshadowed so much of our social lives over the past 18 months, social life is starting to return to normal. As we re-emerge after months of isolation, I encourage you all to engage with your neighbors again. A quick text, a phone call, or even a smile and a wave can make more of an impact than you may realize. I hope you will reach out to each other once again and make the positive impact on each other that so many of you have made on me in my short time here in Foothills Club West.

Julie Tyler
Mt 22:37-39

Q3 & Q4'S ACCOMPLISHMENTS

Q3 Accomplishments

- Landscaping Committee drove completion of Phase 1 of the irrigation replacement project as recommended by the landscape committee and approved by the board
- ProQual managed the significant damage from storms and the Landscape Committee is developing a plan for tree and shrub replacement
- Architecture Committee has re-drafted Architectural Guidelines to clarify ambiguities. Final edits are on going
- Architecture Committee processed 86 requests in Q3 with a YTD total of 239
- Social Committee organized multiple events including game nights, community hikes and walks, trivia night and comedy night. Social Committee has mapped out events for all of Q4' 2021
- Festival of Lights collaboration with Foothills HOA was initiated
- Welcome packet for new homeowners has been outlined by the Communications Committee
- Hosted Phoenix Police Officer Villa-Rodriguez at an HOA meeting to discuss security of the Club West Community
- Website improvements are continuing each quarter
- Reserve study completed and reviewed by BOD and community members

Q4 Goals

- Initiate planting of additional shrubs and trees
- Continue to address the gate operation issues at gated communities
- Finalize Architecture Guideline updates
- Host paint night, fall festival, two additional comedy shows, weekly community walks and breakfast with Santa
- Continue investigating a more advanced website with additional features such as a mobile app
- Roll out new home owner welcome packet – both virtual and hard copy

CLUB WEST SOCIAL COMMITTEE

Welcome to the fall season! The Club West Social Committee has been hard at work bringing new and exciting events to our community for adults and kids! We are excited for the cooler weather and the chance to enjoy some amazing events outdoors. Check out pictures from past events and flyers for upcoming events throughout the newsletter. If you have any feedback or want to join this exciting committee, contact Vision FCW@WeAreVision.com.

Kristy Rockafellow - Social Committee Chair

Beginning Oct 12th Community Walk & Jog EVERY Tuesday @ 7:15 pm

October 23rd 1-9 pm Fall Festival & Movie in the Park (FREE)

November 5th 7 pm Adult & Teen Paint Night (\$25)

November 6th 3 pm Kids Paint Party in the Park (\$25)

November 12th 7 pm Comedy Show (\$19)

December 4th 9am-1pm Breakfast with Santa (FREE)

December 10th 7 pm Comedy Show (\$19)

COMEDY



BRIAN KOHATSU

COREY MCCLOSKEY

MIKE JAMES

NOVEMBER 12TH
COMEDY NIGHT

Seating begins at 6:00 p.m.
showtime begins at 7:00 p.m.

BYOB

TICKETS \$19 PER SEAT YOU MAY
REQUEST SEATING WITH FRIENDS AND
NEIGHBORS

Tickets for Nov 12th show (nearly sold-out):
<https://fcwcomedynovember2021.rsvpify.com/>

ARCHITECTURE COMMITTEE

The Architecture Committee consists of nine homeowners who are committed to reviewing proposals for architecture and landscaping changes to ensure that the changes are consistent with design, content and conformance with the natural character of the property, as outlined in the existing "Guidelines". A process has been implemented to ensure that these applications are reviewed timely, and that the results of the review are communicated back to the homeowner quickly.

The table below recaps the Committee's review activities during the quarter and year-to-date:

	<u>3rd Qtr. '21</u>	<u>Y-T-D</u>
Pending Applications At The Beginning of the Applications Received	0	24
Total	<u>86</u>	<u>215</u>
	86	239
	==	===

	<u>3rd Qtr. '21</u>	<u>Y-T-D</u>
Applications Approved (No Conditions)	76	225
Conditional Approvals (A)	1	3
Applications Rejected	7	9
Applications Pending as of September 30, 2021	<u>2</u>	<u>2</u>
	86	239
	==	===

Of the Approved (No Conditions) Applications:	<u>3rd Qtr. '21</u>	<u>Y-T-D</u>
		225
Architecture	29	91
Landscape	20	50
Paint	<u>27</u>	<u>84</u>
	76	
	==	===

(A)= Approved pending the receipt of a building permit from the City of Phoenix.

ARCHITECTURE COMMITTEE

Since implementing our process in April, all reviews were completed and the results communicated back to the homeowner in less than two weeks. Most reviews are completed in less than one week.

In addition, the Committee has:

- Re-drafted the existing Architecture and Landscaping guidelines. These are now undergoing a final review.
- Performed a comprehensive review of all approved paint colors. Two members of the team have assembled these colors to facilitate this review.

Again, as a reminder, all plans must be **SUBMITTED AND APPROVED PRIOR TO THE START** of the requested project for all:

- Architecture changes to the existing home, including the replacement of windows and exterior doors,
- New structures being erected,
- House re-painting, including use of the same color(s),
- Landscaping changes to front yards, side yards, and corner lots, for which the lot owner is responsible for landscaping and maintaining the area outside perimeter fence adjacent to the street running alongside the lot.
- Landscaping changes to backyards for lots that have a view fence.

Thomas Bell
Committee Chairperson



Community Walk & Jog

Every Tuesday Night Beginning Oct 12th

Starting
Oct. 12th

Foothills Club West HOA Community
Walk, Jog, Run & Roll with Us!

Full Loop (4 miles) OR Half Loop (2+ miles)

EVERY Tuesday @ 7:15 pm FCW Clubhouse

*Pack your Water, Bring a Light/Headlamp & Bring your Friends
All Paces Welcome!*



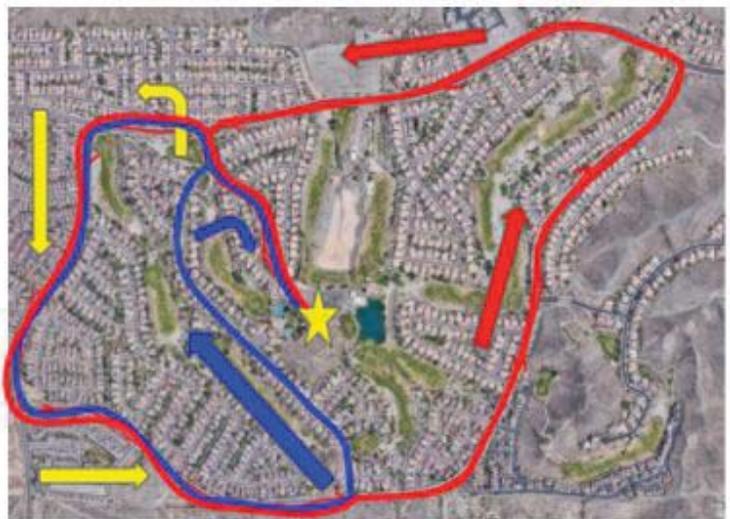
Starting On Tues. Oct. 12th

7:15 pm Meet at FCW Clubhouse

7:30 pm START North on S. 14th Ave

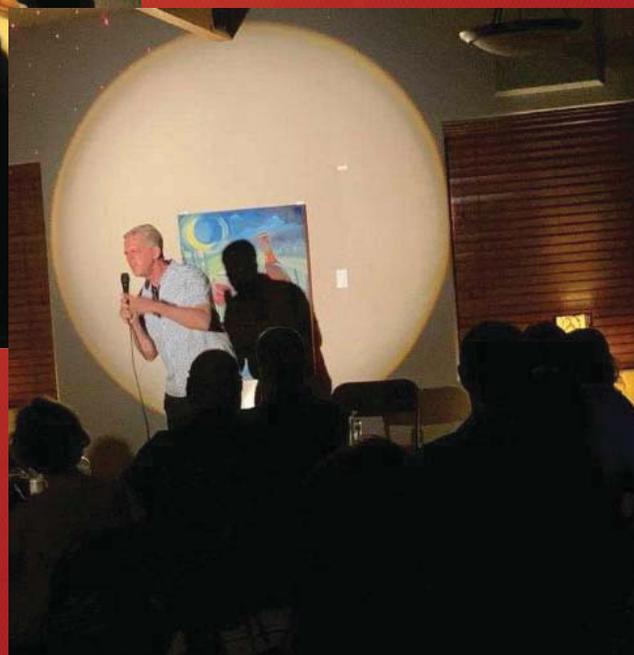
Full Loop (red, 4 miles)- left on Chandler
& continue left around the loop.

Half Loop (blue, 2 miles)- left on Chandler,
left on S.10th Ave, up W. Saltsage Drive,
right on S.14th to Clubhouse



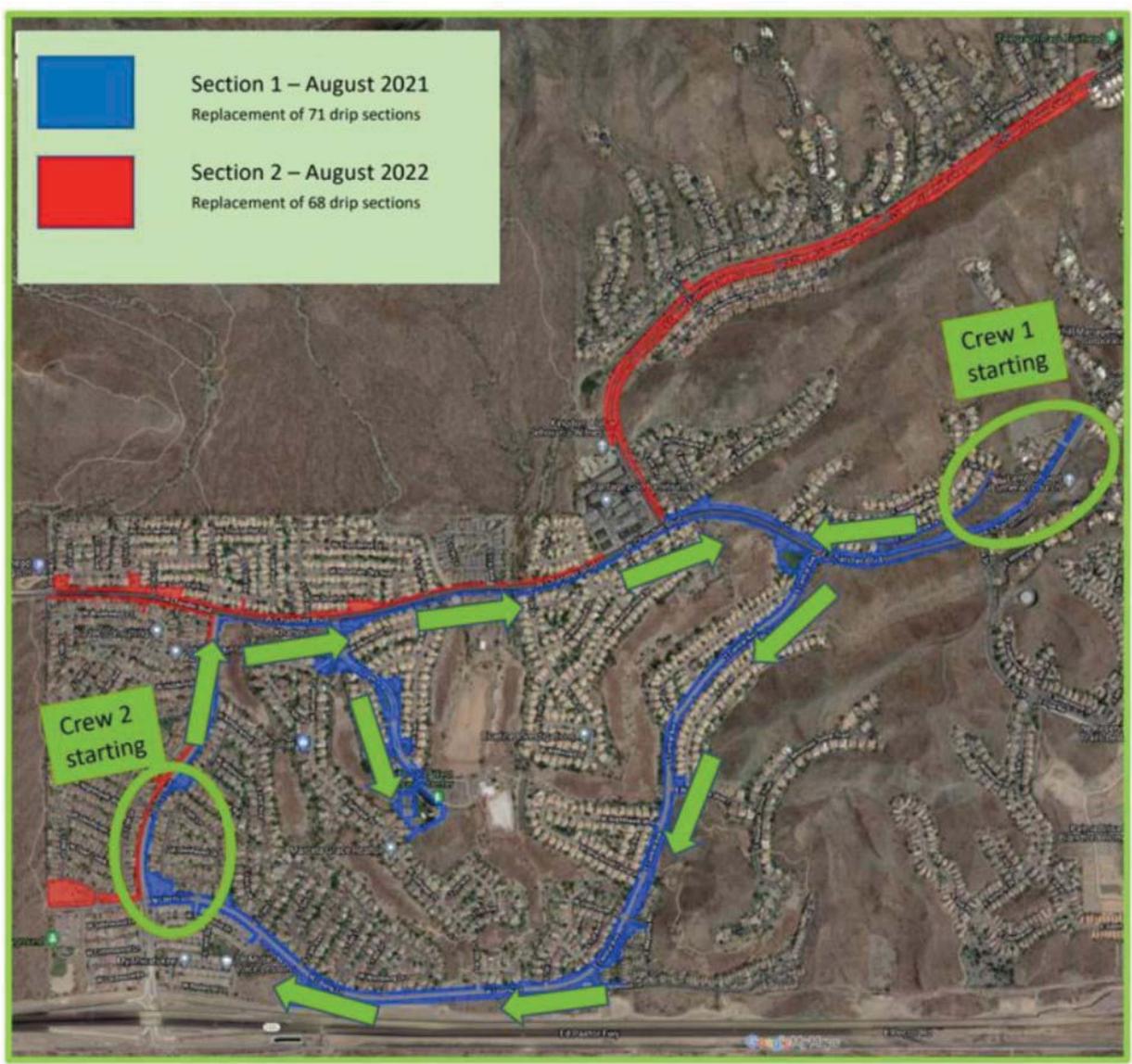
CLUB WEST COMEDY NIGHT

The first-ever Club West Comedy Night on September 3rd sold out quickly and did not disappoint! Don't miss out! Get your tickets for the upcoming shows on Nov 12th and Dec 10th.



LANDSCAPING UPDATE

- I. Phase 1 of the irrigation replacement project has been completed (see map). Thanks to the ProQual team for their dedication to complete this work.
- II. Based on the completion of Phase 1, the Landscaping Committee has developed a plan and mapping for 100 trees and 500 plants for the phase 1 section.
- III. The Committee has been evaluating the situation at Pravda subdivision, which is missing a significant number of trees and plants. The plan for Pravda will include:
 - Replace lost plants and trees
 - Upgrading irrigation at the entrance areas
 - Check lighting, if any, to the monuments and address any electrical issues



TRIVIA NIGHT



Trivia Night was loads of fun in August. A nice way to hang out with neighbors and friends and escape the summer heat!



DEAR MICHELLE,

I have noticed a lot of crickets with the increase in rain, and recently found one inside! My husband found a quick method of disposal using rubbing alcohol, however I'm hoping for a more humane way get rid of the crickets. What do you suggest?

-Humane Hopper

Hi Humane Hopper,

I have to agree, in a pinch whatever will stop the cricket is my vote! However, I have some non-lethal suggestions to try. First, prevention is key. As a general rule, keeping trees and landscape neatly trimmed and all firewood and trashbins away from the house might help keep them out. Another thing to try is planting nitrogen-fixing plants, like beans and peas, which crickets don't like to eat. Other plants to try are sweet potatoes, cilantro and garlic. Another option is a bird feeder. Birds love to eat crickets, and a bird feeder will draw birds to hopefully help with your cricket population. None of these are immediate fixes, but should help long term.

The old stand-by for humane disposal is to put a clear cup (one that is not used for drinking) over the offending insect and then carefully insert a single piece of paper under both bug and glass. Once the paper "floor" is in place, use one hand to hold the glass on the paper and use the other to hold the paper under the glass.. then, take the whole thing outside and let the cricket go!

Another trick I've heard for immediate disposal is to grasp the cricket by both antennae firmly but gently using the index finger and thumb. They will stop moving and you can transport them outdoors. Can't say I'm brave enough to try that one though, but if you do, be sure to wash your hands after.

Wishing you quiet nights,

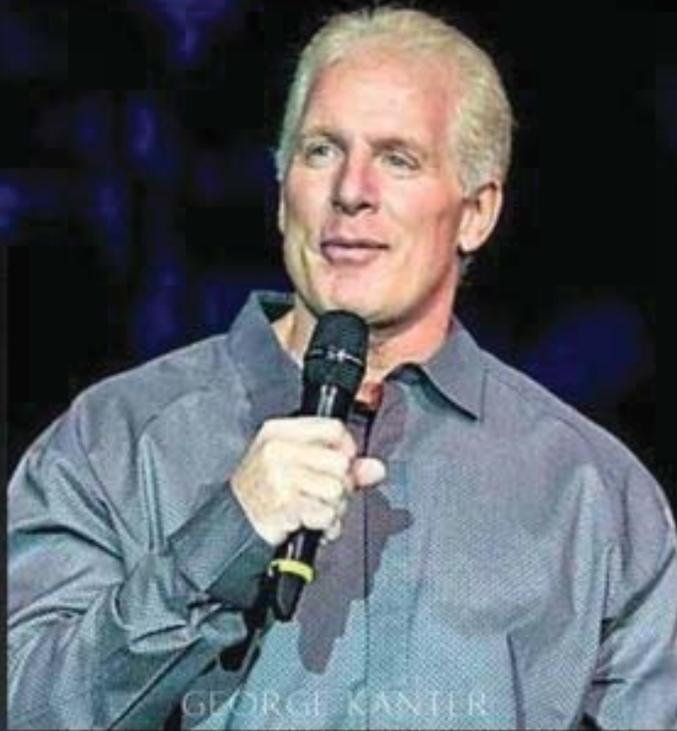
Michelle

Please send all inquiries to
dearmichellefcw@gmail.com



COMEDY

BUY TICKETS BEFORE THEY SELL OUT!



ISAAC THE COMEDIC MAGICIAN

DECEMBER 10TH, 7:00 P.M.

Seating begins at 6:00 p.m.

Showtime begins at 7:00 p.m.

BYOB

TICKETS \$19 PER SEAT YOU MAY
REQUEST SEATING WITH FRIENDS AND
NEIGHBORS

Tickets for Dec 10th show:

<https://fcwcomedydecember2021.rsvpify.com/>

RECIPE FOR THE QUARTER



Bacon-Wrapped Pork Tenderloin

Had one too many sad, dried out roast pork tenderloins? This happens because this cut has almost no fat. By wrapping it in bacon, it not only protects the pork but the bacon juices baste the pork, helping it stay nice and juicy!

Ingredients

8 to 10 slices of streaky bacon, long enough to wrap around the pork 1 1/2 times, 1 lb pork tenderloin (at room temperature), Salt and pepper to taste, 1 tbsp olive oil, 4-6 tbsp honey or maple syrup (honey works better, it's thicker), Amadio Ranch in Laveen (15 minutes from Ahwatukee) has an amazing selection of local raw honey; a favorite with this recipe is their mesquite honey!

Directions

1. Preheat oven to 200°C/390°F.
2. Lay out bacon: Lay the bacon strips vertically on a board, slightly overlapping. (There should be enough bacon so when rolled will wrap the length of the pork.)
3. Season the pork with salt and pepper. Tuck the thin end of the fillet under so the pork is roughly the same thickness from end to end.
4. Brown pork: Heat the oil in an **ovenproof skillet** over high heat. Sear the pork on all sides until nicely browned. (Don't worry about cooking through; it will go in the oven.) Turn off heat, remove pork and allow it to cool enough to handle.
5. Wrap pork in bacon: Place pork on the arranged bacon at the end closest to you. Use a long knife to lift the bacon under the pork and roll the pork so the bacon wraps around the pork. Finish with the bacon seam side down.
6. Honey: Use the knife to transfer back into the skillet. Drizzle over honey and brush all over.
7. Bake 25 minutes: Transfer skillet to oven for 25 minutes and roast pork until the internal temperature is 65°C / 149°F. Baste with pan juices at the 20 minute mark, mopping up plenty of the honey and bacon juices pooled in the pan (this will make bacon deep golden). This yields medium doneness, which will have the faintest blush of pink inside with juicy flesh. To cook fully with no pink at all, just take it to 68°C / 155°F for 3 more minutes baking time.
8. Rest 5 minutes: Remove from oven and let it rest for 5 minutes. Baste once more just before serving. To serve, cut into thick slices. Serve with remaining pan juices, side salad and your favorite roasted vegetable.

WIN PRIZES!!!

FOOTHILLS CLUB WEST FALL FESTIVAL & MOVIE NIGHT



**FREE Food
& Drinks**

BYOB adult beverages



Saturday, October 23rd 1-9 pm
Club West Park

1-5 pm Entertainment, Snow Cones, & Popcorn
3-6 pm Hamburgers/Hot Dogs
5:30 pm Bingo in the Clubhouse
7-9 pm Movie in the Park



Entertainment for adults & kids: music, 3 inflatables including an obstacle course, volleyball, children and adult relay races, tug-o-war, ping pong, corn hole, children's playland, giant games like Checkers, Tic-Tac-Toe, Jenga, & Dominoes & more...

FREE event for Club West homeowners and their families

8 COMMON BLIGHT VIOLATIONS

Blight conditions in neighborhoods can negatively impact property values, encourage crime and discourage other homeowners, business owners and tenants from maintaining their own properties.

Parking



Designated parking and maneuvering areas must be dust-proofed according to specifications.

Parking or maneuvering vehicles anywhere other than these designated areas may be a violation. No more than 45 percent of the required front yard of a single family or duplex residential property may be used for parking or maneuvering

Inoperable Vehicles



Inoperable vehicles must not be visible from beyond the property line. An inoperable

vehicle is one that is not equipped with all parts that are required to legally and safely operate on public streets and/or cannot be driven under its own power. Car covers, tarps, bamboo, shades and other similar types of materials are not acceptable screening.

Junk, litter and debris



Junk, litter and debris cannot be left on the property. It must be disposed of properly. This

includes discarded or broken auto parts, furniture, building and/or landscaping material and tires; litter such as discarded paper, cardboard, plastics, etc.; debris such as tree trimmings and fallen tree limbs or any other items that have been discarded.

Graffiti



Graffiti must immediately be removed from all sidewalks, walls, fences, signs

and other structures or surfaces visible from beyond the property line. This is the responsibility of the property owner. Free paint and graffiti removal supplies are available. Assistance is available for those unable to physically remove graffiti themselves. **Remember, graffiti is a crime. Call 911 if you witness graffiti in progress.**

Outside storage



Outside storage on residentially zoned properties that can be seen from beyond

the property line is not allowed. Generally, any equipment, building or landscaping materials; parts/auto parts; appliances or any scrap items may not be visible. Boats, campers and other similar personal items may be stored in a limited area of the rear yard of residentially zoned properties. There are specific regulations that apply to outdoor storage and use on properties zoned for other than residential use.

Vacant and accessible structures



Property owners are responsible for maintaining structures and grounds of a property. All

vacant structures must be kept secure so they cannot be opened from the outside. A property owner may be required to board up a structure to city specifications if it becomes vacant and is not secure. Accessory structures on the property, such as storage sheds and garages, also must be secured to city specifications. Boarding up a structure is a one time, temporary securement option. Rehabilitation or demolition of a structure may be required under certain conditions.

Vegetation



Property owners are responsible for keeping their properties, and the adjacent rights-of-way,

free of dead or dried vegetation (weeds, tall grass, tumbleweeds, shrubs, trees, palm fronds, etc). All dead or dried vegetation must be removed and disposed of properly. Property owners also are responsible for assuring that grass and weeds on their property and in the adjacent rights-of-way do not exceed six inches in height, and that lawn grass is maintained at six inches or shorter.

Fences in disrepair



Fencing and screening walls must be structurally sound and made from

the same materials. They also must be maintained so that they are free from deterioration and blight. Fences in residential zones cannot be higher than 40 inches in the required front yard and 6 feet in the required rear yard.

Download our smartphone app "MyPhxAz" to report blight in your neighborhood!
You also may report blight by emailing blight@phoenix.gov or calling 602-534-4444.

Report additional blight

Illegal signs
illegal.signs@phoenix.gov or 602-534-4444
Shopping carts retrieval
shopping.carts.nsd@phoenix.gov or 602-534-4444
Illegal dumping
pwserve@phoenix.gov or 602-262-7251

COME PAINT!

Adult Night
Friday November 5th
7:00 p.m. Desert Scape

Kids Party
Saturday, November 6th
4:00 p.m.

Adult Night Sky Painting

\$25 Per painter
Price includes all paint supplies!

Professional Artist and Club West Resident Sandra Marshall Will Be Leading Classes!

Event Details & Tickets:

Adult & Teen Paint Night

<https://paintnightnovember2021.rsvpify.com/>

Kids Paint Party in the Park

<https://paintpartynovember2021.rsvpify.com/>

UPDATE ON THE CWC LAWSUIT

During the quarter, the ruling by Commissioner Russell was passed on to Judge Sinclair for resolution. Subsequently:

- The CWC proposed and submitted the required “Form of Judgment” Because the wording did not conform with Commissioner Russell’s ruling, the HOA’s attorneys objected, with which Judge Sinclair agreed. CWC was ordered by Judge Sinclair to submit a revised “Form of Judgment”. To date, CWC has not filed a revised “Form of Judgment”. The Edge, the owner of the golf course, has petitioned Judge Sinclair to intervene in CWC’s lawsuit. To date, Judge Sinclair has not ruled on this request.
- If and when CWC, or the Edge files a revised “Form of Judgment”, the HOA has the right to object to any portion of the language that does not conform to Commissioner Russell’s ruling.

It is important to note that a large majority of the HOA’s attorney’s fees have been paid by the HOA’s insurance company, Travelers. To date in 2021, HOA has paid approximately \$28,000 in attorney fees related to this case.

Also, our lawyers have advised our Board members not to have any discussions with CWC members in order to avoid any perception of a “conspiracy” or conflict of interest. All Board members have strictly adhered to this advisement. (There is absolutely no conspiracy between the Board and CWC, despite what the owners of the Edge are claiming.)

And finally, it is the opinion of our lawyers that Commissioner Russell’s ruling did not expressly state that Shea Homes, from whom the HOA acquired the “Declarant Rights” in 2020, remains the “Declarant”. He did rule, however, that the Board did not properly approve the acquisition of those rights in an open meeting.



GAME NIGHTS



Club West hosted BINGO night July 14th
and it was SO much FUN!



PHOTO CONTEST WINNERS



1st
Place
Steve
Evans



2nd
Place
Brad
Gronek

AWARENESS PATROL COMMITTEE UPDATE

About FCW-APC



Foothills Club West (FCW) - Awareness Patrol Committee (APC) is a stand-alone committee. These volunteers work together to help prevent and deter crime in FCW neighborhoods. The committee works together with the Phoenix Neighborhood Services, Maricopa County Sheriff's Office, Phoenix Police Department, and Phoenix Fire & Medical Department to provide resources and training to volunteers and the community.

"Neighbors helping neighbors" is motto of FCW-APC's programs, which include resources to help secure homes and property, volunteering at community events, updating residents, and hosting a block watch program to deter potential criminal activity. The goal of the neighborhood block watch program is to have a block captain for every block in FCW—a good neighbor who will share safety and security tips one block at a time, one neighbor at a time.

Local law enforcement and fire, as well as the Phoenix Community Council, Foothills Club West's homeowners' associations and FCW-ACP visit neighborhood block parties to meet with residents, answer questions and encourage neighbors to continue working together to keep Foothills Club West safe.

Contact ??? if you'd like more information. Committee Chair: *Jim Sopko*

Safety Contacts

- Emergencies/crimes/vandalism in progress: 911
- [City of Phoenix Police : 602-262-6151](tel:602-262-6151)
- [Maricopa County Sheriff's Office : 602-876-1011](tel:602-876-1011)
- AZ Highway Patrol (DPS): [602-223-2000](tel:602-223-2000)
- Silent Witness: [480-WITNESS](tel:480-WITNESS)
- Poison and Drug Control: [800-222-1222](tel:800-222-1222)
- Graffiti in FCW: [602-534-4444](tel:602-534-4444)
- PHX CARES for Homeless: [602-262-6251](tel:602-262-6251)

AWARENESS COMMITTEE UPDATES

What did your committee accomplish the past quarter?

- Reported the blight on the Club West Abandoned Golf course and had City Service Inspectors on site to site them up, so the owner would comply & cleaning it up.
- Reported many Graffiti violation and had them cleaned up within a day
- Reported multiple landscaping issues to be addressed
- Reported multiple abandoned cars and had them towed
- Reported car racing and the Phoenix Police will be upping their presence on the weekend nights.
- Reported damage due to accidents in common areas & had them cleaned up.
- Had Phoenix Police Officer Villa-Rodriguez present at Sept HOA meeting on the security of the Club West Communit
- Made recommendations to the HOA committee on how to improve camera & security in the HOA clubhouse area due to recent crimes.

What is your goal for the next quarter?

- Continue to monitor areas & write up blighted Golf Course areas for fines.
- Improve Neighborhood Watch services & membership
- Add more members

What are some longer term goals for your committee?

- Hold Phoenix Neighborhood Patrol Classes
- Hold Self defense classes
-

Were there any significant changes in the charter of your committee?

Not at this time

Homeowners are always welcome, don't hesitate to join! If you see blight on the Golf Course, report it immediately to the Management Company.

ASSESSMENT PAYMENT OPTIONS

ONLINE PAYMENT

e-Check and Credit Card transactions can be made online. Information contained in your billing statement is required to complete an online transaction. Visit www.ClubWestAZ.com and click on Login or Register to make a one-time online payment.

BILL PAY OR MAILING A PAYMENT

Bill Pay is an online banking service that is offered by most banks. Your choice of your checking or savings account will be debited. You may pay your assessments on a one-time occurrence or set up a recurring arrangement. Go to your bank's website and follow instructions, or call your bank for assistance. Remember to include your association name, your account number, and the lockbox address below.

Checks and money orders can be mailed with your statement stub and should be made payable to Foothills Club West with your account number listed in the memo area of the check to:

Foothills Club West
P.O. Box 60516
Phoenix, AZ 85082-0516

AUTOMATIC WITHDRAWAL

Payments can be deducted from your checking or savings account automatically via ACH. There is no fee to sign up. Visit www.ClubWestAZ.com to download an ACH form.

MANAGEMENT INFORMATION

Should you have any questions or concerns regarding the community or your account, your experienced team of professionals is ready to assist.



16625 South Desert Foothills Pkwy.
Phoenix, AZ 85048

Phone: 480-759-4945 Fax: 480-759-8683
ClubWest@WeAreVision.com

Community Website

Did you know that our community has a website? Owners can visit www.ClubWestAZ.com to review account balances, make online assessment payments, submit architectural applications, or view/download Association documents and forms.

Board Meetings

All meetings are held on the 3rd Thursday of each month at the Foothills Club West Clubhouse (16414 S. 14th Ave., Phoenix, AZ 85045) with the Open Session beginning at approximately 6:00pm.

Homeowners are welcome to attend. An executive (closed) session will be held at 4:30pm. The executive session shall be a closed meeting pursuant to ARS §33-1804(A) (2) & (5).

Updated meeting information and approved minutes are also posted on the community website.

What to Expect When Overseeding

Step by Step Guide



AFTER SCALPING

The best way to enjoy a green lawn during winter is to overseed with perennial ryegrass. It is quick to germinate, mows well and has fine leaf blades with dark green color.

STEP 1 – Scalping

Turf areas on your property need to be prepared before we can put down seed. To maximize seed-to-soil contact, we will drop the mowing height to the lowest setting. This process, called scalping, cuts the Bermuda down to its “runners” and leaves some soil showing.

STEP 2 – Seeding

Perennial ryegrass is seeded at variable pounds of seed per thousand square feet. To minimize overlaps and skips, we spread half the seed in one direction and the other half in a perpendicular direction.

STEP 3 – Water

Water is critical! A moist seedbed is needed for a period of 7-10 days to allow the seed to germinate. To achieve this, we will be required to water your turf multiple times a day with just enough water to keep the top 1/2” wet. The amount of water required will become less as the seed germinates and matures. If the seed dries out, it will not germinate.

STEP 4 – Mowing

Wait 10 to 14 days after germination before mowing for the first time. We never remove more than 30% of the leaf at one time. After the first mow, irrigation frequency can be reduced.

STEP 5 – Fertilize for Healthy Turf

To keep your new lawn green and healthy, it is best to fertilize after the first mow.

Contact Us Today!

Vision Community Management
Foothillsclubwest@wearevision.com
480-795-4945



AFTER 10-14 DAYS

SAMPLE OVERSEED WATERING SCHEDULE

DAILY SCHEDULE	TIME
7 a.m.	5-18 minutes
9 a.m.	5-18 minutes
11 a.m.	5-18 minutes
1 p.m.	5-18 minutes
3 p.m.	5-18 minutes
5 p.m.	5-18 minutes

**Run time varies by type of sprinkler head.*

Please be aware of watering during the day as windy weather can cause overspray on pedestrian walkways.

BREAKFAST WITH SANTA

December 4th

9 am - 1 pm

Club West Clubhouse



Featuring:
Santa
Train
Bouncer
&
Waffle LOVE

