

Bahia Grass Regeneration & Reseeding Program

Dear Homeowner:

In an effort to maintain your assessments and HOA fees at the current level for landscape replenishment expenditures and mitigate the amount of turf that may require replacement, beginning the summer of 2017 the CDD and the HOA will allow the Bahia grass to regenerate. In order to accomplish this, the grass will not be mowed for a period of four to five weeks in order to allow the seed heads to fall and regenerate. **We are giving all homeowners advanced notice of this so that you may plan your 2017 summer activities accordingly.** Additionally, this advanced notification will hopefully alleviate a lot of phone calls to Yellowstone or Leland Management beginning in June, inquiring why the grass was not mowed.

Attached is a map of the community showing what month specific subdivisions or sections of the community will **not** be mowed. Bahia grass on **all** home sites and within **all** common areas will be permitted to regenerate. We realize this may be a slight inconvenience, however the other option is to increase assessments or impose a special assessment to replace Bahia grass. The life of Bahia grass is generally no longer than ten (10) years, so it will need to be replaced eventually. However, by allowing the Bahia grass to regenerate, the quality of the turf will be improved.

Also please note that we have been in drought conditions for the last several months and are well below the normal amount of rainfall. Should this condition continue, the Board of Supervisors and Directors may elect to not replace **any or limited** landscaping or grass this spring until such time as the summer rains begin. Should the Southwest Florida Water Management District (the entity who legally governs and manages the water supply), impose a watering restriction, we do not want to throw money away on replacement landscaping and grass for which we may not have enough water to support the new installation. We plan to water within the restrictions and do our very best to maintain the quality of the landscaping and grass, but there is a possibility some plant material may deteriorate.

Below is some general information regarding Bahia grass. Please read this carefully so you can assist us in keeping your grass in the best condition possible.

Bahia grass is considered a low-maintenance, degenerative turf frequently used throughout the Southeastern United States. There are pros and cons to the use this turf in residential areas. The pro is the turf is extremely drought tolerant with little insect and disease issues. Also, being a low-maintenance turf type, it does not require extensive amounts water or fertilizer. In times of drought however, the turf will go into a dormant state to help ensure its survival. It will remain in this state until more favorable conditions return. During this dormancy the turf will appear to thin out and lose its green color. Additional water would ensure the density and color of Bahia grass during times of drought, should it be available and usage was not restricted.

Please note that Bahia grass does not respond well to foot traffic, so any routine activity from homeowners or pets in the back yards of homes or community parks will cause the turf to thin out even further. When the turf canopy becomes thinner, it allows for weeds to invade and outcompete the turf. Since there are limited chemical applications that can be used on unirrigated Bahia grass, our best strategy for healthier Bahia grass yards is to maintain a denser turf canopy by allowing the turf to reseed itself. By allowing the Bahia grass to flush out and produce seed heads, we are allowing the turf to reseed at no additional cost to the community. For more information please visit the link below:

<http://edis.ifas.ufl.edu/lh006>

Magnolia Park

Bahia Reseeding Map

-  - June
-  - July
-  - August
-  - September

