



Board of Directors

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Management Team

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Kyle Frazier, Accountant

Chanel Nelson, Arch. Coordinator



WALKING TO SCHOOL

There are several children in the Carmel Mountain Ranch area who walk to school. Please remind your children to use the sidewalk areas when they are on their way to school. The streets are busy, and can be very dangerous early in the mornings as people are making their commutes.

**OVERSEEDING
LAWNS**



Question: What is Overseeding?

Answer: Is your lawn composed of one of the warm-season grasses, such as Bermuda grass, buffalo grass, or Kikuya grass? These are all grasses that go dormant in cool weather. Of course when that happens, unappealing brown lawns occur during the winter. Fortunately, overseeding lawns is an alternative.

“Overseeding lawns” is exactly as it sounds; you are sowing seed over existing grass. However the grass used in the current project is not seed for one of the warm-season grasses, but either annual ryegrass or perennial rye grass, which are cool season grasses. When the grass sprouts, the annual ryegrass will provide a green carpet during the winter, thriving in cooler temperatures. The annual ryegrass will die back when summer’s heat returns, exiting in time for warm-season grasses to take center-stage again (otherwise, it would compete with the warm-season grasses, depriving them of sunlight, water and nutrients). The perennial rye grass is one that is much heartier in the warmer weather months, and would be recommended if this is what you desire.

Tips for Overseeding

Time it Right: If you’re overseeding with a cool season grass, do it in the fall, the peak growing time for cool season grasses. For warm season grasses, think spring.

Prep Your Soil: Remove thatch, and consider aerating your lawn. Loosen the soil with strong raking.

Mow Your Lawn Short: You want your new lawn seeds to have as much contact with the soil as possible, so scalp away.

Sow Seed Heavily: For lawn overseeding, you need a lot of seeds. You should plan to double the seeding you would do if you were putting the seeds down on straight soil with no existing turf.

Baby Your Lawn: Even though you have existing turf, your new sprouts are just as delicate as a completely new lawn, so treat your yard accordingly. Put a protective mulch down, fertilize, water, and stay off the grass for a few weeks.

ENERGY SAVING TIPS - LIGHTING



- For your bathrooms, hallways, or bedrooms consider installing LED night lights equipped with photo sensors to keep them off during daylight hours.
- Replace touchier lighting fixtures containing halogen lamps with more efficient compact fluorescent torchieres. They're safer, generate less heat and reduce electricity use by as much as 75%.
- Consider installing compact or linear fluorescent lighting fixtures to replace incandescent lighting fixtures anywhere in your home. The best cost savings are achieved when you do not increase light levels in the process.

FACT: Using solar energy to supply energy to a million homes would reduce CO2 emissions by 4.3 million tons per year, which is equal to removing approximately 850,000 cars from the road.

FRIENDLY REMINDERS



- Please remember to remove your holiday lights no later than January 30, 2010.
- If you plan to make any architectural and/or landscaping changes to your home, you must obtain architectural committee approval prior to proceeding with any work.
- If you note a violation in the area, and want to report it, it must be submitted in writing either via mail or email to Chanel Nelson at cnelson@waltersmanagement.com. **Management can not take action on anonymous complaints.**
- Replace rusted mailboxes to help enhance the appearance of your home.

Please report any common area sprinkler or irrigation issues to Management.

HAPPY HOLIDAYS

*The Carmel Mountain Ranch Board of Directors and Walters Management wish you a safe and happy
Holiday Season!*

******CMR RCA WEBSITE******

The Carmel Mountain Ranch Website is a great place to obtain information about the community. You can review past newsletters, architectural requirements, legal documents and much more. The website address is www.cmrrca.org.