



February 2025 Landscape Management Update



Mountain Park Ranch





Mountain Park Ranch Maintenance Update

Maintenance:

- General blowing and raking of the granite will be the focus through the next service cycles.
- Watering has been increased to 4 times per week in most turf locations after the increase in Day Time Temperatures.
- Wash maintenance is and will be continued in preparation for summer rains , Pages #3 & 4.
- SLM practice updates, this process will continue through March into early April. Pages #4 & 5.
- **Looking ahead:**
- Winter turf to Summer turf: Information on this process can be reviewed on Page #6
- Olive Tree spraying has been performed and the spray logs and the information on the process can be reviewed on pages # 7 & 8.

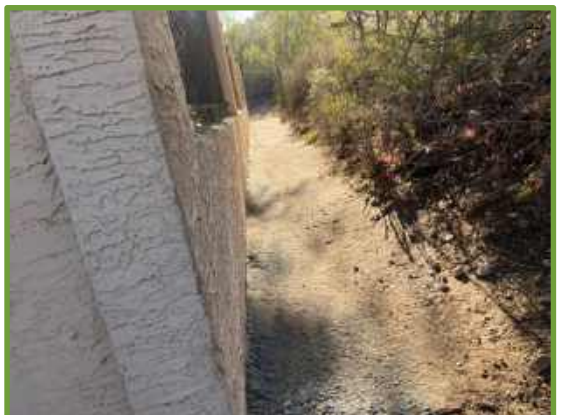


Homes: 6000 - Plus Commercial Locations
Residents: Over 20,000
Granite: 35 acres
Turf: 17 acres
Trees: 2667
Irrigation Controllers: 63
Irrigation Valves: 784
Sprinkler Heads: 1,460
Backflows: 63
Value of Common Area Landscape **\$18,530,000**

1



This month's wash cleanings



Mountain Park Ranch Wash Management

This month's wash cleanings / continued





Mountain Park Ranch

SLM: Sustainable Landscape Management

The process has started and will continue through March for Sustainable Landscape Management “SLM” practice for proper plant healthcare

Yearly Landscape Calendar - Mountain Park Ranch

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC
Turf												
Turf Fertilizer			X X X				X X X X					X X X X X X
Organic fertilizer					X X X							
Soil Amendments					X X X							
Granite Pre-Emergent	X X X	X X					X X X X X X X X				X X X X X	
Turf Aeration				X	X X X X X X X X							
Summer Turf Weeds Pre-Emergent				X X X	X X X X							
Turf Weeds post-emergent	X X X	X				X X X X X X X X						X X X
Reduce mower heights to 2 inches	X X X	X X X X X X X					X X X X X X X X					X X X
Reduce mower heights to 2.25 inches			X				X		X			X
Reduce mower heights to 2 inches				X			X		X		X X X X	
Reduce mower heights to 1.75 inches				X		X			X			
Reduce mower heights to 1.5 inches				X X X	X X X				X			
Reduce mower heights to 1.25 inches										X		
Winter Overseed										X X X		
Shrubs												
<i>Scrubby Double</i>												
Desert Spoon / Spanish Dagger												X X X X X X
Cutback - Sage		X X X X X X										
Cutback - Grasses		X X X X X X										
Cutback - Lantana			X X X X X X									
Cutback - Bougainvillea			X X X X X X									
Cutback - Mexican Birds	X X X										X X X X X X	
Cutback - Fairy Dusts			X X X X X X									
Cutback - Cecilia's				X X X	X X X							
Cutback - Olandas	X X X X										X X X X X X	
Cutback - Yellow Bells				X X X	X X X							
Cutback - Baja Rustia				X X X	X X X							
Remove Red Yucca Sticks							X X X X X X		X X X X X X X X X X			
New Shrub Planting				X X X X X X X X X X								

Landscape Management Solutions to increase the value of your community!



4



Oleanders before



Oleanders after





Winter/Summer Turf Transition

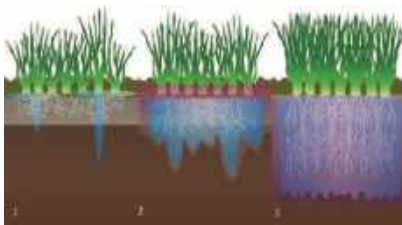
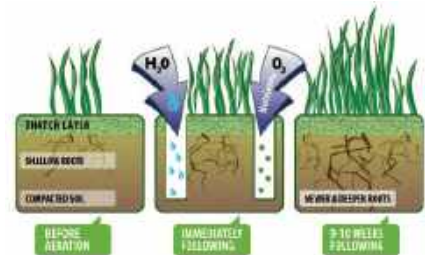
To ensure that the transition from the Rye grass back to Bermuda grass goes as smoothly as possible, there are a number of steps to take that help discourage the overseeded grass from overstaying its welcome.

Monitor Weather Temperatures. Bermuda growth begins to grow actively when nighttime temperatures are higher than 60 degrees Fahrenheit, for seven consecutive days.



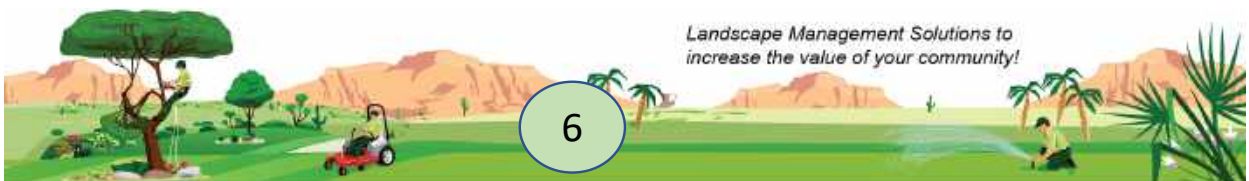
Mowing the cool-season grass at a lower mow height will weaken the turf. Decreasing watering for one to two weeks to dry out the Rye that is hanging on will also encourage the summer turf to become the dominant species again.

Aeration is the process of using mechanized equipment to puncture the soil. This vital process is performed to improve drainage, loosen the soil, reduce turf compaction, help with thatch buildup and to improve the penetration of water and nutrients.



Soil Amendments and Wetting Agents are added to improve the overall soil composition. In Phoenix, where our water is high in salts, soil amendments are added to break up the salt bonds within our soil. By breaking up these chemical bonds, nutrients become readily available for consumption by the roots.

Adding organic nutrients to the soil, the roots of your lawn will become deeper and the need for frequent irrigation will decrease. The end result is a lawn that is healthier, more drought resistant... and that looks great too!



Landscape Management Solutions to increase the value of your community!



Mountain Park Ranch

Olive Tree Maintenance

The Spray Department spent 4 days the first week of February
Applying a product called Maintain: This is to help
reduce the amount of Olives that the Olive trees produce each year.

ProQual Spray Log No. 2/4/2025 00497

Job Details

Alvaro - App Lic #150790
Mountain Park Ranch HOA

Qualifying Party: Eric Wozniak
QA Lic #: 30955

Date	Weather Conditions	GPS Location
02/04/2025	Temperature (F) http://maps.google.com?q=33.317982,-112.04579&z=1	
Time	80	Location Description
01:37 PM	Wind (mph) 5	Olive trees

Spray Details

Application Type	Chemicals / Rate Used
Other:	Maintain 16 oz per 100 gallons of water
Work Being Performed	Kinetic 32 oz per 100 gallons of water
Olive tree PGR TREATMENT	Amount Sprayed (gallons) 50

Photo 1
Have all areas been completed?
No, we will have to come back
Map of Area Completed today

ProQual Spray Log No. 2/4/2025 00497

Job Details

Alvaro - App Lic #150790
Mountain Park Ranch HOA

Qualifying Party: Eric Wozniak
QA Lic #: 30955

Date	Weather Conditions	GPS Location
02/04/2025	Temperature (F) http://maps.google.com?q=33.317982,-112.04579&z=1	
Time	80	Location Description
01:37 PM	Wind (mph) 5	Olive trees

Spray Details

Application Type	Chemicals / Rate Used
Other:	Maintain 16 oz per 100 gallons of water
Work Being Performed	Kinetic 32 oz per 100 gallons of water
Olive tree PGR TREATMENT	Amount Sprayed (gallons) 50

Photo 1
Have all areas been completed?
No, we will have to come back
Map of Area Completed today

ProQual Spray Log No. 2/7/2025 00496

Job Details

Alvaro - App Lic #150790
Mountain Park Ranch HOA

Qualifying Party: Eric Wozniak
QA Lic #: 30955

Date	Weather Conditions	GPS Location
02/07/2025	Temperature (F) http://maps.google.com?q=33.398929,-112.02927&z=1	
Time	48	Location Description
07:27 AM	Wind (mph) 1	Olive trees

Spray Details

Application Type	Chemicals / Rate Used
Other:	Maintain 16 oz per 100 gallons of water
Work Being Performed	Kinetic 32 oz per 100 gallons of water
Olive tree PGR treatment	Amount Sprayed (gallons) 50

Photo 1
Have all areas been completed?
Yes
Map of Area Completed today

ProQual Spray Log No. 2/5/2025 00493

Job Details

Alvaro - App Lic #150790
Mountain Park Ranch HOA

Qualifying Party: Eric Wozniak
QA Lic #: 30955

Date	Weather Conditions	GPS Location
02/05/2025	Temperature (F) http://maps.google.com?q=33.308536,-112.02927&z=1	
Time	75	Location Description
01:39 PM	Wind (mph) 3	Olive trees

Spray Details

Application Type	Chemicals / Rate Used
Other:	Maintain 16 oz per 100 gallons of water
Work Being Performed	Kinetic 32 oz per 100 gallons of water
Olive tree PGR TREATMENT	Amount Sprayed (gallons) 200

Photo 1
Have all areas been completed?
No, we will have to come back
Map of Area Completed today

Article below explains in further detail the science behind Olive Fruit Production Suppression



People... Products... Knowledge...

Details and Insight Regarding Olive Tree Growth Regulator Applications

Paul Goolsby- Phoenix Specialty

Olive Tree applications are generally made from the end of January running through the end of March for PGR applications. The growth regulator being used is Maintain CF-125, which has been proven to be the most effective and consistent of PGR use on Olive Trees. Product is applied with an OMRI listed surfactant, which provides plant health benefits, but allows the product to be very well coated on the foliage, stems, and any early production of flowering on the trees.

We see thousands of trees treated with Maintain each year, and overall efficacy seems to be 85-90% from what has been observed over the past 5-6 years. Many intangibles can impact the success of the applications. This includes rain, other weather conditions, flowering production on the trees, and pollination potential from other nearby trees. The most common issues that have been seen over recent years mainly stem from rain occurring in the immediate days after application, but the flowering production on the trees is the bigger concern. Very rarely do we hear reports of Olive trees producing olives in the weeks, or even the first couple of months after application. Most of the time, we get confirmation 4 months or more post application that the treated trees have produced olives, and this can run into the summer or fall.

Rain, heat, and irrigation impacting the trees can impact the longevity of the application. As an example, trees that are receiving more water than needed can flush growth due to the excess water, and that will grow the tree beyond the regulation that has been applied. Another key issue is around the trimming of the trees, regardless of species. The label on Maintain encourages and states that applications should be made after a "flush of growth, or after pruning". This isn't always a perfect science since applications are being made between a 10-week window to control olives. Trimming the trees after application can certainly cause efficacy issues, and reduce the potential for the PGR to prevent olives.

Best practices would insure that the trees are properly trimmed at the beginning of the year in January, and growth regulator applications can be made in the weeks following. This is much more crucial on mature trees, as there is a lot of foliage that needs to be treated. For trees that are seeing abnormal flowering and olive production in different times of the year, secondary growth regulator applications can be considered as well.

