



ATTENTION VILLAGES AT QUEEN CREEK HOMEOWNERS!

Beginning October 3, 2011 the
community pool will be
closed for remodeling.

Join us on November 12, 2011
for the pool and clubhouse
Grand Re-Opening!

As of October 1, 2011, the Villages at Queen Creek Homeowners Association will begin de-activating clubhouse/fitness center/pool key-fobs for any homeowner that is 90 days or more delinquent on assessment payments. Key-fobs will be re-activated upon request once the delinquent account has been brought current. Should you have any questions or concerns, please contact the management office. Payment arrangements can also be made by contacting AAM's Customer Service Department at 602-906-4940.

It's that time of year again! As we approach fall, we also approach the annual event known as over-seeding. Over-seeding is the transitional process where we encourage seasonal Bermuda grass to move into early dormancy, and then over-seed with perennial rye grass.

Bermuda grass routinely cannot withstand the colder temperatures from November-March, whereas rye grass presents a healthy, lush green color during this time.

Over-seeding generally occurs during the months of September/October when evening soil temperatures remain at 68 degrees or lower for a minimum of 3 consecutive nights. The process begins when we reduce irrigation time to a minimum, and then gradually reduce the height of the Bermuda grass to about 1/2 inch. This procedure is known as "scalping," or de-thatching. This procedure not only encourages the dormant stage for Bermuda, but it allows the newly applied rye seed to come in contact with the soil and makes successful germination a likely result.

With seed down, and starter fertilizer applied, we then begin a heavy watering schedule. Rye seed must be kept moist during this critical period, or germination will be compromised. Rye seed will begin to "pop" in 4-7 days, and then take another 2-3 weeks of attention to gain sufficient strength to withstand mowing.

In summary, the entire over-seeding event (start-to-finish) takes anywhere from 4-6 weeks. Expect to see a dry brown color of turf during the 2-3 week scalping procedure, followed by the gradual greening of the newly germinated rye seed during the ensuing 2-3 grow-in weeks.

