

**Construction Update No. 4**  
**Highlands Neighborhood Reconstruction**  
**Contract No. ENG 08-8**

October 24, 2008

Highlands Neighborhood Project Resident  
Edina, MN

Resident,

Thank you for your patience during this construction season. This is a final letter letting you know about the warranty of your new sod as well as some other information that may answer some questions you may have.

All of the sod will be placed this fall, but will still be under a warranty period next spring. The City contract requires the contractor to warrant any sod placed for 42 growing-days. According to our specifications, there are no growing days between November 1<sup>st</sup> 2008 and April 15<sup>th</sup> 2009. Our first growing day will actually begin once all the sod in the neighborhood has been placed. The contractor will be required to replace any dead or weak sod prior to the completion of the 42-day warranty period next spring. Please refer to the “**Caring for your new sod fact sheet**” attached this letter. It will give you some great information on your new sod.

**Irrigation system and pet fence repairs:** The City does not pay for the winterizing of irrigation systems as this is something homeowners would have to typically do anyways on an annual basis. The City does, however, take care of any damage that was caused during construction. The City will only pay for the repairs on a one time basis. **If you have not done so yet, please schedule for your repairs to be completed as soon as possible.** If timing does not allow for this for some unforeseen reason, you may have to just go ahead and winterize your system as normal, and come spring have the system professionally repaired. Please have your irrigation company or pet fence company invoice the City directly @ 4801 W. 50<sup>th</sup> St., Edina MN, 55343. (Attn: Aaron Kuznia, Engineering Dept.) **All repair work will be required to be completed in full by June 1, 2009 – NO EXCEPTIONS!**

The reconstruction project in your neighborhood is nearing completion by Northwest Asphalt, Inc. The final layer of bituminous pavement will be installed sometime next week. All work, except for the sod, will be placed in a 1-year warranty period once the job has been finalized. During November, we will be working with the contractor to close out the contracts for your project. As we finalize the project costs, we can begin working on the actual final assessment amount. A letter will be mailed to you at a later date that will contain information regarding the final assessment hearing.

Again, the City of Edina and Northwest Asphalt, Inc. thank you for your patience and for making this project a success. Feel free to contact me at 952-826-0444 or at [akuznia@ci.edina.mn.us](mailto:akuznia@ci.edina.mn.us) if you have any questions.

Sincerely,

Aaron Kuznia  
Project Manager/Inspector  
c: Wayne Houle, Director of Public Works  
Jack Sullivan, Assistant City Engineer  
Lance Guntzel, Northwest Asphalt, Inc.

## CARING FOR YOUR NEW SOD FACT SHEET

New sod has arrived or will be arriving within the next week along the street and driveway areas in your neighborhood. Care must be taken in order that it survives. We ask for your assistance to help ensure the sod receives adequate water and maintenance. Please avoid walking on your new sod for the first two weeks. The combined efforts of you and the contractor should result in a healthy, vigorous lawn.

### WATERING

Please begin watering your new sod as soon as it has been placed. Your efforts, when combined with the contractor watering the sod for the required 42-day maintenance period, will help ensure the sod will grow and your lawn looking its best. After the initial 42-day sod maintenance period, it will be entirely up to you to water the sod. **Neither the contractor nor the City of Edina will be responsible for replacing dead sod after the initial 42-day growing period.** The rule of thumb for watering mature lawns is a minimum of 1 inch per week. **New sod requires twice as much water, or 2 inches per week done in 3 or 4 applications.** More frequent, lighter watering is not desirable. They encourage shallow roots instead of deep roots. Lawns need deep roots to help them withstand periods of little or no rain. Checking to see if you are watering enough is done by placing a shallow, flat-bottomed container under the sprinkler. Then just measure the water depth in the container. *Any rainfall received during the week can be included in your 2 inches a week watering total.* You should continue watering the new sod for the remainder of the fall until the first few frost events.

### MOWING AND FERTILIZING

**Do not mow your newly placed sod for at least 3 weeks come spring time!** This is the only method by which your sod will develop deep roots. Your new sod should not be mowed until either the grass lies over and mats down when wetted, or the grass goes to seed. Don't be alarmed if either of these conditions does not occur in the first 30 days. **Prior to mowing, set the mower deck at the highest setting and cut the new sod with this setting for the first several months. Your new sod may die if you cut it at the same setting as the one you ordinarily use to cut your mature lawn.**

Your new sod was fertilized at the place it was grown; therefore, it will not need fertilizer until next summer. **If you fertilize sooner, you risk killing the sod.** When you do fertilize, use a phosphorus-free fertilizer (i.e. 15-0-0, middle number is phosphorous and should be zero) and follow the manufacture's instructions on application rates.

### FUTURE MAINTENANCE

Remember, even after you new sod appears to have taken hold; it is not as sturdy as an established lawn. It takes a while for the roots to reach their mature length. Until the roots are mature, the sod is still susceptible to dry conditions. Remember to water deeply. It is also advisable to let the sod grow a little longer than normal when conditions are dry. Fertilize as described above if the sod begins to yellow.