

# Townehomes of Deer Creek

## September 2023 Update

For the September 2023 update, we would like to address four important topics: Mowing Schedule Change, Weed Control and fertilization of Turf, Palm Disease (Ganoderma) Awareness, and Home Rental Procedure.

**Mowing Schedule Change:** Due to the Holiday next week and a lost day of production, there has been a change to the mowing schedule. This week's mowing will be on Friday, September 1, 2023, and the following week we will be on Friday, September 8, 2023. Starting Tuesday, September 12, 2023, mowing will be on Tuesdays.

**Weed Control and Fertilization in Turf Areas:** ProGreen has a weed control and fertilization program. This program aims to selectively eliminate invasive weeds and strengthen the turf. Weed control for our type of grass is applied during the cool weather months to minimize damage to the turf. Fertilizer is applied during the fall and spring to encourage root development and minimize runoff into the lakes.

**Palm Disease Awareness - Ganoderma:** Preserving our palm trees is a shared responsibility. Recently, there has been an increase in cases of Ganoderma, a serious fungal disease affecting palm trees, reported in our area. The HOA is actively working with certified arborists to monitor and manage this issue. To prevent the spread of the disease, we urge homeowners to be vigilant and promptly report any signs of palm distress, such as wilting fronds or mushroom-like growth at the base of the trees to the HOA office. Please use the Contact Us page on our website: [Contact Us – Townehomes of Deer Creek \(thodc.com\)](https://www.thodc.com/contact-us). Diseased palms will be removed by the HOA. It is important to not disturb or break off the “mushrooms” as the spores spread in the wind. By identifying and addressing affected palms early, we can work together to mitigate the impact of this disease on our palms.

**Home Rental Procedures:** Maintaining the safety and security of our community extends to our approach to home rentals. The HOA has home rental procedures to ensure that all renters adhere to our community's standards and rules. If you are considering renting out your property, please familiarize yourself with the rental guidelines available in our documents on the community website. The relevant section is 14.6 of the Restated Declaration of Covenants and Restrictions. Among other restrictions, a home is only allowed to be rented out once a year, based on the start date of the current lease, and for a minimum of 12 months.

We invite all HOA members to join us at our upcoming monthly meeting on 21 September to stay informed and engaged in our community's progress. Your presence and input are highly valued.

THODC Board of Directors