

Winter Lawn & Foundation Care Guide

Per your lease agreement, you are responsible for the maintenance of the yard, including watering both the lawn and the foundation of your home.

Your local garden center—like Lowe's or Home Depot—can be a great resource! Their knowledgeable staff are always ready to help with tools, products, and expert advice to keep your lawn and foundation in top shape.

Lawn Care Tips for Texas Winters

1. Don't Stop Watering Completely

- Even in winter, dry soil can harm grass and your foundation.
- Water once every 2–3 weeks during dry periods when temps are above freezing.

2. Keep the Lawn Clear

- Remove fallen leaves and branches to prevent fungal growth or lawn suffocation.
- Avoid walking on frozen or frost-covered grass to prevent damage.

3. Avoid Fertilizing Dormant Grass

- If your grass is brown/dormant (like Bermuda), wait until spring to fertilize.
- For cool-season grasses (like ryegrass), apply winter fertilizer in early December.

4. Mowing May Pause

- Many Texas lawns go dormant and don't need mowing.

Foundation Maintenance Tips

1. Maintain Moisture Around Foundation

- Use soaker hoses during long dry spells—even in winter.
- Run hoses for about 15–30 minutes every couple of weeks when it's dry and above freezing.

2. Prepare for Freezes

- Disconnect and store hoses before hard freezes.
- Cover outdoor faucets with foam protectors to prevent pipe damage.

3. Check for Cracks

- Winter can reveal foundation shifts caused by earlier dry spells.
- Inspect your foundation and walls for cracks and report any concerns.

4. Clean Gutters & Downspouts

- Make sure gutters are clear from fall leaves to prevent ice buildup and poor drainage.
- Confirm downspouts still direct water at least 3–5 feet away from the home.

A little effort this season helps ensure a healthy lawn and stable foundation all year long. Let's work together to protect your home! Thank you for being great residents!