

EXTERIOR SERVICES UPDATE

Fall is a short window with a lot happening outside. Irrigation systems need to come offline before the first freeze, landscapes need their final round of care, snow season preparations are underway, and the pavement season is closing out. Here is what to keep on your radar for each.

The Season at a Glance

Timing shifts by region, with northern sites moving first.

	Sept	Oct	Nov	Dec	Jan	Feb	Mar
Final Paving Projects	Before temps drop						
Irrigation Deactivation		Before first freeze					
Fall Cleanups		Leaves, perennials, final landscape visits					
Snow Removal	Add new sites		Active season				
Spring Pavement Planning				Assess, budget, schedule			

Irrigation Deactivation Before the First Freeze

Turning off the water supply is only the first step. Water left sitting in lines, valves, and backflow preventers can freeze and expand, cracking components in ways that often go unnoticed until the system is turned back on in spring.



A full deactivation includes:

- Shutting off and draining the main supply
- Clearing standing water from lines and zones
- Protecting backflow preventers from freeze damage
- Noting any repairs needed for spring startup

Across a portfolio, the first freeze can arrive weeks apart. Deactivation is scheduled by region, so each site is protected in time.

Fall Cleanups and Final Landscape Care

The last visits of the season shape how properties look and hold up through winter, and how quickly they bounce back once the growing season returns.



Leaf Removal

Scheduled clearing of lots, walkways, and entrances to reduce slip hazards and keep storm drains flowing.



Perennial Cutback

Cutting back spent perennials to limit disease and pests over winter and support healthy growing next season.



Final Maintenance

Lawn mowing, bed cleanup, and debris removal so every site heads into winter clean and consistent.

Snow Removal: Adding New Sites for the Season

Snow season planning is already underway. Sites added before the season starts can be mapped, assigned, and set up with clear service expectations ahead of the first event, so coverage is consistent from the first snowfall. With a network of more than 12,000 snow vendors nationwide, PHFM is ready to take on new sites in any market.

For existing sites, now is also the time to flag any changes to hours, on-site contacts, or lot layout.



What's Needed for Each New Site

- ✓ Site location and hours of operation
- ✓ Priority areas: entrances, fire lanes, loading docks, and accessible parking
- ✓ Service triggers and de-icing expectations
- ✓ An on-site contact for the season
- ✓ Known hazards or areas to avoid piling snow

Plan Ahead for Winter

[Add Sites Now](#)

Pavement: Final Projects and Spring Planning

Closing Out This Season

Schedule remaining work while conditions allow

Sealcoating, striping, and asphalt and concrete replacement all depend on warm, dry weather; and the window for each narrows as temperatures drop. Projects still on the list should be scheduled soon to secure crew time.

Sealcoating

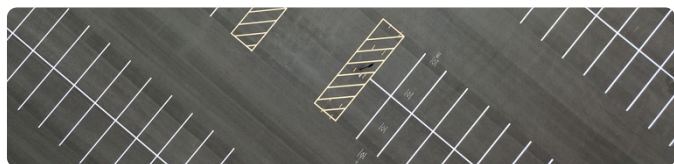
Crack Filling

Pothole Repairs

Restriping

Asphalt Replacement

Concrete Replacement



Getting Ahead of Spring

Plan over winter, start early in the season

Freeze and thaw cycles create new cracks and potholes over winter. Building next year's pavement plan and budget early means site assessments, approvals, and crew scheduling are ready when the season opens.

- ✓ Site condition assessments
- ✓ 2027 pavement budget assessments
- ✓ Priority ranking across locations
- ✓ Early crew scheduling

Ready to Plan Fall and Winter Service?

Connect with the PHFM team to schedule irrigation deactivation and landscape cleanups, add snow sites for the season, or start building a 2027 pavement plan.



Contact PHFM

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