

Home Thoughts – Seasonal Tips for a Healthy Home

Trees, Lawns & Landscaping

- **Tree Canopies & Sod:** Mature trees may need thinning if you want grass to grow beneath them. If not installing sod, extend mulch beds instead.
- **Pruning:** The best time to prune trees is when they're dormant—late fall through winter—or in early spring when new growth is strong.
- **Grass & Shade:**
 - **Bermuda** needs full sun and struggles under mature trees.
 - **St. Augustine** tolerates shade if trees are well-pruned but requires more water and is prone to disease.
 - **Zoysia** offers a balance: drought tolerance similar to Bermuda and shade tolerance similar to St. Augustine.
- **Mulch Benefits:** Mulch helps plants retain moisture during extreme heat and protects roots from cold. Texas Pure Products [texaspureproducts.com](https://www.texaspureproducts.com) (a partnership among neighboring cities) sells discounted mulch, compost, and soil made from local yard waste.

Home Maintenance Essentials

- **Air Conditioners:** Replace filters regularly, flush drip lines, and rinse outdoor units to extend their lifespan.

- **Insulation:** If you can see exposed wood joists in your attic, you likely need more insulation.
- **Fencing:** Stain or paint fences—especially when replacing pickets—to significantly extend their life.
- **Sidewalks:**
 - Replace rotted wood dividers with self-leveling sealant (e.g., Sika).
 - Report uneven or hazardous sidewalks with the MyFrisco app: <https://friscotx.citysourced.com/>
- **Help prevent water damage:** Perform chimney check-ups, inspect toilet mechanisms and flush drip lines.

Wildlife - Squirrels:

- Cute but destructive if they reach your attic. Prune trees to limit roof access and regularly inspect eaves for damage. Once inside, they're difficult to remove.

Neighborhood & Safety Tips

- **Street Lamps:** If a streetlight bulb is out, call CoServ at 940-321-7800 or TXU (depending on your provider) and give them the pole number.
- **Vehicle & Home Security:** Lock cars parked outside and use some outdoor lighting to deter theft.