

Landscape Maintenance Annual Calendar — Gulf Coast

TOP LAWN AND OUTDOORS — MANAGER RESOURCE

Landscape Maintenance Annual Calendar

A month-by-month planning calendar for community associations and commercial properties in the Greater Houston / Gulf Coast region (USDA Zone 9). Use it to check your current vendor's schedule, plan budget season, and time enhancement projects. Adapt frequencies to your property's contract.

The rhythm of the year

Gulf Coast turf grows roughly March through November. The standard commercial contract is built around **weekly service April–November and biweekly service December–March** (about 40 visits per year), with fertilization, pre-emergent weed control, mulch, and seasonal color layered on a fixed calendar.

January

- Biweekly mowing/edging continues; turf is dormant
- Winter color (pansies, violas, cyclamen) in beds — monitor after freezes
- Hard freeze response: delay pruning freeze-damaged material until new growth shows
- Deep structural pruning of shrubs and select cutbacks (dormant season is the right time)
- Irrigation: systems on reduced winter runtimes; freeze protection on backflow devices
- **Manager task:** review last year's service records; note recurring problem areas

February

- Biweekly service continues
- **Spring pre-emergent weed control** (first application — before soil temps hit 55°F)
- Rose and ornamental grass cutbacks by mid-month
- Crape myrtle pruning — selective only ("crape murder" topping is a red flag on any property)
- **Manager task:** approve spring color rotation and mulch proposals now for March installation

March

- Transition to weekly service as growth resumes
- **Spring mulch application** (first of two annual applications; 3-inch maintained depth)
- Spring color rotation replaces winter annuals
- **First fertilization** of the year (balanced, slow-release nitrogen)

- Irrigation: full system audit before the growing season — every zone, head-to-head
- **Manager task:** walk the property with your account manager; set expectations for the season

April

- Weekly mowing, edging, bed maintenance in full swing
- Fire ant treatment (first major application window)
- Monitor spring flush for fungal disease (brown patch as humidity rises)
- Tree work: complete major pruning before storm season
- **Manager task:** confirm storm-season protocols — response times, debris pricing, communication

May

- Weekly service continues; growth at peak
- Summer color rotation planned (heat-tolerant: pentas, lantana, vinca, begonias)
- Irrigation runtimes step up with temperatures — but watch city watering schedules
- **Second fertilization** window opens
- **Manager task:** hurricane season starts June 1 — confirm your vendor's emergency rate card and priority list

June – August

- Weekly service; mowing height raised in extreme heat to protect turf
- Summer color installed and maintained; drip zones checked weekly
- Irrigation is the workhorse — monthly audits matter most now; a single stuck valve can brown a monument bed in days
- Chinch bug watch in St. Augustine (hot, dry areas along pavement)
- Storm response as needed: debris, leaners, hangers documented with photos
- **Manager task (July–August):** begin next year's landscape budget. Get enhancement proposals priced NOW for board review — bids requested in August beat the September rush

September

- Weekly service continues
- **Fall pre-emergent weed control** (second application)
- **Third fertilization** (lower nitrogen, root-building analysis)
- **Budget season opens:** boards adopt budgets September–November for January starts. If you're rebidding landscape maintenance, release the RFP this month
- **Manager task:** use the companion RFP and SOW templates in this series; allow 3–4 weeks for quality proposals

October

- Weekly service; growth begins slowing

- **Fall mulch application** (second annual application)
- Fall/winter color rotation (pansies, violas, kale, cabbage as temps drop)
- Tree inventory and dormant-season pruning proposals
- **Holiday décor:** designs and contracts finalized this month for November installation
- **Manager task:** bid evaluations and board award decisions for January contract starts

November

- Transition to biweekly service as growth stops
- Final leaf and debris management push
- Holiday décor installation
- Irrigation: winterization review — reduced runtimes, freeze sensor check
- **Manager task:** contract award notifications; transition planning with incoming vendor if changing

December

- Biweekly service; property kept clean through the holidays
 - Freeze watch: tender plantings covered or accepted as seasonal loss per plan
 - Holiday décor maintained
 - **Manager task:** confirm the incoming year's service calendar in writing — every date on this page should have an owner
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Provided by TOP Lawn and Outdoors, LLC — commercial and community-association landscaping for Greater Houston and the Brazos Valley. Bid requests answered within 24 hours at toplawnoutdoors.org. This calendar is general guidance for Gulf Coast properties; adapt to your property's contract and conditions.