

What to Look for in Turf

Face Weight

The face weight is how much the yarn weighs per square yard not including the backing or the infill (yarn only). This measurement tells you how much product you are getting for your money and how dense the finished product will look. Every ounce makes quite a difference especially when comparing between similar blade types such as slit film or monofilament.

Quality

It is very important to install a quality product. Be sure to compare and ask about face weights, blade types, backings and warranties. Warranties are specifically important because properties in the yarns dictate the length of the warranty.

Use the Appropriate Style

Many Synthetic Turf applications are installed with generic styles of turf due to an assumption that all turf is the same or a limited variety is offered. Very low activity areas need to address quality, density and aesthetics where as areas with a mid-level activity or more should have a thatch product with a high density installed. A high density thatch based product significantly recovers better during activity and grooming.

Installation

Not all installations are the same! Installation quality is very important for aesthetics and longevity. How the sub-surface is sculpted, the edges are addressed, how the product is secured... These are some of the issues. If you are unsure take time and look at installs.

H.O.A ARTIFICIAL TURF GUIDELINES

DESCRIPTION:

Artificial turf is a surface covering that is manufactured from synthetic plastic fibers made to look like natural grass. The artificial turf comes in a number of different heights, colors and textures dependent upon its application and the amount of activity for which it is intended. The advantage to artificial turf is mainly in the area of maintenance, as it resists heavy use (sports activities) better than natural / live turf and requires no irrigation or trimming. In some water districts, rebates are offered for those who install artificial turf.

Artificial turf does require some maintenance and has a useful life cycle to it and is not to be considered a never-to-be-replaced, permanent solution. Its biggest drawback can be appearance due to wear and tear, fading over time and the amount of heat build-up due to the properties and color of the plastic material itself during the warmer months. The heat build-up can be to a point where it will be uncomfortable to walk on in bare feet or to sit on directly or even on furniture. There is also a higher incidence of abrasion injuries with artificial versus natural turfs.

TURF SELECTION:

Make sure to do your homework. Questions to ask and have answered are where is product manufactured, product life, warranties, appropriateness for the application, its ability to withstand activity, blade type, backing material, underlayment material and drainage, and its likeness in appearance to real or natural turf.

AESTHETIC CONDITIONS:

The use of short, compact blade type artificial turfs used for putting greens and the like should be limited to backyard or enclosed spaces not readily visible to the public. Homeowners are encouraged to select artificial turfs that mimic real fescue bluegrass turfs as closely as possible, with preferences being given to artificial turfs with more than one color, type of blade, color and height. Indoor or outdoor carpet-type material is never to be used.

MAINTENANCE & REJUVINATION:

Artificial grass rejuvenation can extend the life of the product, improves its aesthetic quality, makes it softer and safer to play upon and helps to lower the build-up of bacteria, microbes, algae, mold and fungus. Rejuvenation consists of the following and can be done by an outside service or by the Homeowner.

- Removing surface debris including dog hair, excrement, trash, etc.
- Filtering contaminants from existing infill which de-compacts the infill.
- Supplementing the infill after filtering and/or extracting infill and replacing it with high performance infill.
- Infill leveling.
- Lifting the pile either by brushing or chemically disinfecting and protecting the artificial turf Grass surface with appropriate artificial turf products.

Artificial turf is low maintenance but not maintenance free. Most manufacturers recommend semi-annual (three to four times a year) cleaning with a power brush and a manufacturer's approved product that not only cleans the turf but also deodorizes and disinfects. This frequency should be increased if the material is placed in an area where pets are allowed access, and some manufacturers have products especially intended for use where pets are present. In addition to semi-annual or more frequent cleanings, most manufacturers also recommend periodic (every month or so) of brushing and hosing it down.

If the product loses its ability to hold itself in a natural, upright appearance or the color fades or changes, it should be removed and replaced. The patching of the artificial turf may not be satisfactory in appearance due to the difference in color and texture of the older and newer materials.

CONDITIONS OF APPROVAL:

- The homeowner should clearly define the area where the turf is proposed to be installed
- A sample no less than 12 inches square of the specific material to be installed should be submitted, and any substitution should be submitted for approval prior to it being installed.
- The use of putting green type artificial turf is to be limited to backyard and/or non- publicly visible Areas and is not allowed in front yard areas.
- Only artificial turfs with multi-height, width, textured and colored blades are acceptable in front yard And / or highly publicly visible areas.
- The homeowner agrees to maintain the product as recommended by the manufacturer and agrees to replace the entire artificial turf area within a reasonable amount of time when deemed aesthetically necessary by the association, irrelevant of the artificial turfs length of time of being installed and/or the maintenance practices implemented by the homeowner. Any replacement needs to be submitted to the Association for architectural review with an architectural application form.

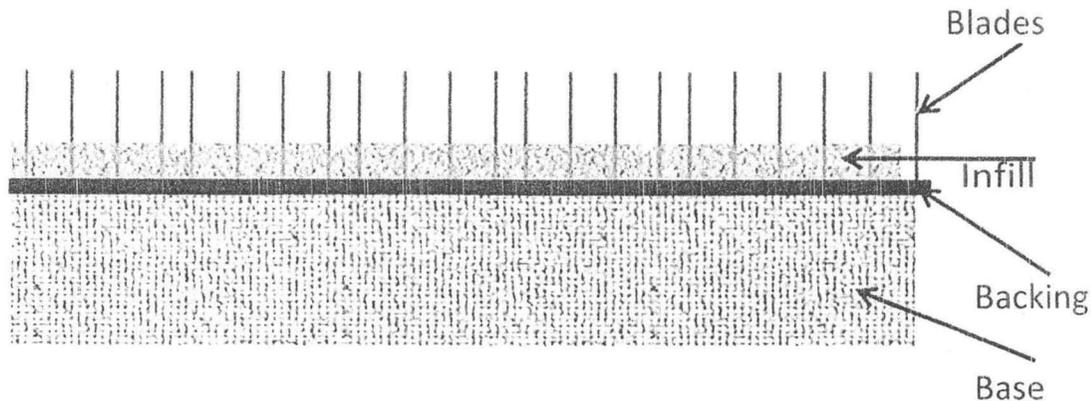
PRE-APPROVED TURF:

(All may qualify for any available square foot rebate money available. Please check with your local Water Agency for further information.)

1. Must be 100% U.S.A. made Artificial Turf only

- **ARTIFICIAL TURF LIQUIDATORS** (909) 816-4688
- **EASY TURF** (866) 352-0233
- **SMARTTURF** (800) 421-6723
- **FOREVERLAWN** (866) 992-7876
- Or equal to be approved

Artificial Turf Installation Components



PERIMETER – A hard edging creating a “basin” in which to compact materials

BLADES – Artificial grass blades tufted or woven into the backing material. No nylon, as it deteriorates more rapidly. Polyethylene or polypropylene last longer.

BACKING-The backing material must be permeable or have holes for drainage.

INFILL – Infill material is sand or elastic grains layer about a quarter inch thick to keep grass blades erect. Amount will be determined by Turf density

FABRIC BARRIER – Highly recommended for weed, rodent and pest abatement

BASE – The base layer for proper drainage is typically about three inches of new Class II Road base. Decomposed Granite can also be used on top for smoothness and undulations.

SEAMS – Not shown. Seams join the individual strips of backing material together. They improve appearance and help prevent having a tripping hazard. Use seam tape and nails

WARRANTY –Artificial turf must be replaced by the homeowner periodically when it fades or deteriorates. A minimum eight-year warrantee is required. A longer warrantee is highly recommended.

How to Install Artificial Grass

Here are the 12 steps to installing artificial grass. If you want your lawn look professional, to have a proper drainage, to last you for the next twenty years, take every step with care. You will find tools that you will need for the installation at the bottom of this page. Don't miss these instructions if you really want your synthetic lawn look good and last long. We've got the best artificial grass.

Artificial Lawn - Site Base Preparation

1. Remove 3 - 4 inches of existing sod and/or dirt. Cap and/or remove any sprinklers. Be sure to set a rough grade for drainage.
2. Lay 2 - 2 1/2 inches of drain rock, hose down, then using a vibrating plate compactor, compact to 90%.
3. Lay 1 - 1 1/2 inches of either class II road base or decomposed granite.
4. Lay the weed barrier * fabric over road base or decomposed granite. This step is optional. Landscape fabrics have their pros and cons. If the soil beneath your installation is "alive" and weeds are wildly grown prior to installation, it might be a good idea to protect your lawn from weeds with weed barrier fabric. In many case scenarios, there is no big need in weed protection, and you can install turf right on top of decomposed granite without adding extra layers.
5. Hose down and then use a vibrating plate compactor to compact to 90%.
6. Make sure base surface is as level and as smooth as possible.
7. Create a slight grade for optimal drainage.

Tip: Turf should be rolled out under the sun with blades facing down at least 1-2 hours before installation. This will allow the turf to acclimate and as a result make it easier to work with.

8. Lay out turf onto base and position where needed. Using a carpet knife/razor knife, cut off excess turf on the backside (3 stitches in from sides). Cut turf (on backside) to fit area.
9. Fasten one end with 40D or 60D Bright Common nails or of 5-6 inches in length, spaced 3-4 inches apart along the edges. Stretch turf and fasten with nails as you move across to the opposite end. Place a nail every 12-24 inches throughout center and every 3-4 inches along the perimeter.
10. EasySeam machine and seaming tape should be used to secure seams. Apply tape lengthwise to the bottom side of turf, lining up the turf edges with the orange lines on the seaming tape. Use EasySeam machine to activate the glue on the seaming tape. Fasten together seams by using 11 gauge 6"x1"x6" staples spaced 4 inches apart along the seam. Do not counter sink staples.

Be sure the seams are taut and precise, the grain of the turf is all facing in the same direction. The color of the seam is the same as the stitching gauge.

11. After turf is installed, power broom before applying infill. Apply infill onto turf using a drop spreader. Spread infill as evenly as possible with a grading rake or broom until infill settles into the base of the turf.

Note: *never use angular sand for infill.*

12. Hand or power broom again so that the blades are standing straight up. Use carpet scissors to trim off the excessive turf blades. Clean the surrounding area with a blower or a broom.

When to Install a Wire Mesh?

A wire mesh installs on the top of a soil, after you removed dirt and existing sod, and before you start spreading and compacting drain rocks and decomposed granite. A Wire Mesh, or a wire barrier is meant to prevent gophers and moles from damaging lawns. Are those critters populated in your area? Then, no matter what type of lawn you install, natural or artificial, you want to protect it. There are special "gopher wires" that made specifically for this reason - to make strong underground barrier below the surface of your lawn. But again, this step is optional. Some regions have no issues with gophers, while in others gophers' over-population affects the whole gardening and landscaping experience. Gophers love to tunnel their way up your lawn, and to turn it into their personal salad bar. They are not too interested in artificial turf with rocks and granite underneath it. If there are no problems with gophers and moles in your installation area, a wire mesh can be an unreasonable expense.

Tips for a Professional-Looking Synthetic Grass and Turf Install

- Prior to installation lay turf out under the sun for at least 1-2 hours to allow turf to acclimate. This will make the backing less stiff and the turf easier to be broomed up. Always stretch and install turf taut. One yard of base materials will cover 80 square feet at 4 inches depth (1 Yard = 1 Ton). Do not overlap seams. Never drive nails into base too far because this will create a noticeable dip.
- Always hand or power broom turf prior to filling.
- Always run grain of turf in the same direction. Use a 2x4 (straight line installation) or 1x2 (curve line installation) of synthetic or pressure treated wood bender board around the perimeter of turf area to frame and protect the turf from soil and debris.
- Use only manufacturer recommended infill materials. Infill amount will vary. A 100 lb. bag of infill will typically cover a 60 sf. of turf.

Artificial Grass Installation - Facts You Need to Know

- **Melting:** Beware of highly reflective windows on the south or west side of your home. In certain conditions, sunlight hitting these windows has created a "magnifying glass effect", that acts much like a laser and will melt your turf. A coating on the outside of the window will prevent this.
- **Weather:** Our turf gets installed in the mountains, where rain and snow drain very well with no flooding issues. Wind is not a worry if the installation has been done properly. In the hot Southwest part of the US, the grass can get quite warm to the touch during the midday direct sun. The grass does not retain heat in the shade or darkness like rock does. ***The turf can easily take even the hottest direct sunlight without damage providing that there isn't any strong reflection or sun magnification.***

- **Pets Smell:** The best solution for getting rid of pet's smell is to use ZeoFill. It works as a molecular sieve creating a cation exchange which occurs when two or more positively charged compounds or elements exchange places on a negatively charged host. This exchange process removes charges and essentially removes ammonia in pet waste. There is also other available deodorizers that work well with any type infill

Why go with synthetic turf for your lawn?

Synthetic turf, done right, can give you back your beautiful lawn without the hassle. No watering, no mowing, no fading, no edging, no fertilizing, no chemicals, no pet damage, no pests, no allergies and no muddy paw prints...and a lower overall cost too!

There are several companies selling synthetic turf. Why should I choose AGL?

This is our favorite question! Simply put, AGL is the best product on the market and is the closest alternative to natural grass. A superior product, coupled with professional service, makes AGL the ONLY synthetic turf choice for your home or business.

There are various newcomers in the synthetic lawn market. Not one offers the level of quality and service that AGL provides. If you are considering a lesser product, please be certain that you are dealing with a reputable firm that has trained installers, a California Contractors License and is insured and bonded. Avoid the pain of a lawn that does not last, and does not live up to claims of good drainage. As with everything else in life, you get what you pay for!

How much does it cost?

AGL is not cheap...the best never is! Think of it as an asset and an investment that can increase the value of your property. Best of all, unlike most expenses you put into your home, AGL will pay for itself over a matter of a few years! For instance, say you spend \$150 per month on landscaping and water costs, that equates to \$1,800 a year. Over five years, your cost is \$9,000. The average AGL lawn can be installed for much less than this!

How well does it drain?

This concern comes up often but thankfully we don't live in an area where high levels of rain or flooding is a problem. We know that it drains better than real grass! AGL has drilled holes in the backing that provide a rate of drainage exceeding expectations. Couple this with the appropriate base and it's a wonderful drainage system for your lawn. Other companies tout the fact that drilled holes are inferior, however the contrary is true, coffee filter backings allow weeds to grow through it a lot easier, requiring much more maintenance.

How long does it last?

Quite frankly...we don't know. AGL's manufacturer expects that the turf will have a 20-25 year life. The oldest installation is located in Scottsdale, AZ, and has been there for over 15 years. It still looks good and hasn't faded! Just think — if the brutal Arizona sun hasn't faded or discolored our turf, it should look great in our wonderful Southern California Climate.

Will weeds grow through it?

Weeds cannot grow through the tough turf backing. On rare occasions, you may see some popping up along a border. No worries...simply shoot some Round-Up™ on them and they are history! Be careful if you own pets and what product you use to abate the weeds.

Why doesn't it fade?

AGL's Turf has a built-in UV protection solution that will allow it to hold its color even under the most dramatic conditions. Independent studies show that AGLs product line will fade at a rate of less than 1% per year. This means that after ten years in direct sunlight, any color change will still be imperceptible to the human eye.

Can it stain?

We haven't come across anything that can stain it yet. Sticky spills should be hosed off to prevent them from attracting dirt and bugs. Even paint can be softened with paint remover and then rinsed off.

How does it affect my property value?

Done correctly, 100% to 200% of any investment in quality landscaping will go directly toward the value of your home, according to GE Finance. This does not include the curb appeal which is immeasurable.

Several of our customers have sold their homes and reported that their AGL lawns added a tremendous amount of value. This is also true with other eco friendly products such as solar panels. Potential buyers were very excited about the prospect of purchasing a home with a beautiful lawn all year round.

Is it important to work with a company that has a California Contractor's license?

When you contract to have work done in your home, remember that to do any project that totals over \$500, a company must have a valid Contractor's License. They are required to include this number on any materials they use to market their work, on their contracts, etc.

By using a licensed contractor, you are assured that the contractor has adequate knowledge and experience to do your job right, and that they are covered by the necessary bonding, insurance and workers comp to protect you, the homeowner. Without a license, you become liable.