

## Lawn Maintenance Manual



Shaw, A Berkshire Hathaway Company  
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Congratulations on the purchase of your new Southwest Greens synthetic lawn system.

Your new lawn will require minimal maintenance to keep it looking at optimal level, however we do recommend the following to ensure the longevity of your surface.

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## INTRODUCTION TO MAINTENANCE

Following these simple suggestions will significantly extend the life and performance of your product:

- Keep it clean
- Do not abuse it. No vehicle traffic, no heavy static loads, or fireworks, etc.
- Make all minor repairs to your surface promptly
- Consult with a Southwest Greens professional if your repairs and renovations are complicated
- Maintain proper infill levels in high use areas

**NOTE:** This manual is intended for customer use. It is important that the people who are responsible for maintenance are thoroughly familiar with its contents and refer to it regularly. The contents in this manual represent the most current information regarding suggested procedures for the proper use and care of your Southwest Greens turf system. All information has been presented in good faith and is believed to be accurate.

Southwest Greens makes no representations, warranties or guarantees of any kind, expressed or implied, regarding the information contained herein and disclaims all liability or any loss or damage arising out of its use.

## PROTECTING YOUR LAWN

It is good business to protect your investment and take care of your synthetic lawn. To do this most effectively, KEEP IT CLEAN. The following maintenance precautions are advised:

- Keep your surface free of litter, mud and debris
- Prohibit smoking and food or drink on the surface
- Repair minor damage promptly
- Follow suggested maintenance and cleaning procedures

## CLEANING AND STAIN REMOVAL

Rain is the best cleanser. Rainfall gently cleans the fibers of dust, pollen and airborne pollutants in a way that is difficult to duplicate. In areas where rainfall is scarce – or during prolonged periods of drought – an occasional watering is beneficial to cleanse the synthetic surface.

## DAILY CARE

Daily care is on-going care; it does not necessarily mean care each and every day. The amount and frequency of daily care is dependant on not only the surface, but also by the volume and the type of use. Southwest Greens recommends that every lawn should periodically be blown off to remove litter and dust, etc.

## LITTER REMOVAL

Light trash and airborne dust can be removed easily by hand.

## FREQUENCY

The removal of loose rubbish and surface dust should be performed on an as needed basis, generally about once a week depending on usage.

## DO'S

It is good business to protect the investment of your synthetic lawn. To do this most effectively, keep it clean. Your Southwest Greens synthetic lawn is designed to resist both wear and exposure to the elements. The effectiveness of their materials, design and construction is demonstrated by the long life under heavy use in many climates. The following are the most obvious precautions:

- Keep the synthetic lawn and close adjacent areas clean and free of litter, mud and debris.
- Prohibit smoking and carrying food or drink onto the synthetic lawn.
- Repair minor damage promptly.
- Follow suggested maintenance and cleaning procedures.
- Contact your Southwest Greens representative for assistance with repairs, renovation work, or any further technical details.

## DON'TS

DO NOT ABUSE the synthetic lawn with:

- Vehicle traffic
- Heavy static loads
- Fireworks
- Storage of materials such as drums, lumber, equipment, etc.
- Open flames, welding, etc.
- Use of wire brushes in any form
- Use of cleaning equipment, materials, and methods not authorized by Southwest Greens
- High-pressure water sprays exceeding 500 PSI
- Vehicles with non-pneumatic tires
- Introduction of infills or impregnated layers other than supplied or authorized by Southwest Greens.
- Do not allow the use of bikes, skateboards, lawn mowers, etc.
- Do not allow any unauthorized use
- Improper storage of a Southwest Greens removable synthetic lawn

GROOMING OF INFILLED TURF

Southwest Greens recommends that every Southwest Greens synthetic lawn has routine brushing every 80 to 120 hours of usage. Routine brushing is accomplished with a Harper broom suitable for brushing the surface. If you do not have a commercial turf brush please contact your Southwest Greens representative to purchase one. Infilled surfaces do require grooming as additional grooming may be necessary only when and if the infill has become displaced due to excessive use in certain areas of the surface.

WEEDS & INSECTS

You may notice from time to time weeds growing around the fringe area of your syntheitc lawn. You may use any non-colored weed killer, which can be sprayed directly on the turf to control growth. To avoid ants and insects apply pellets on the affected area and activate as recommended on the label. You can also use any non-colored pest control agent.

ROUTINE BRUSHING

Routine brushing keeps the surface free from debris, but also keeps your Southwest Greens lawn at its optimum performance. Routine brushing simultaneously achieves three objectives:

- 1. Keeps infill layer uniform in its distribution
- 2. Ensures that the exposed part of the fiber is uniform in its direction and stays erect
- 3. Helps remove litter, leaves, dirt, etc.

The realized benefits from routine brushing are:

- 2. Maximum aesthetic appeal
- 3. Lengthened life expectancy

STAIN REMOVAL

GENERAL INSTRUCTIONS

Southwest Greens fibers are among the most stain resistant in the industry. Most stains are not “true” stains but rather residue of foreign matter that must be promptly and thoroughly removed.

The first rule in spot removal is promptness. It is always easier to clean up a fresh spill than one that has dried and hardened. Remove any solid or paste-like deposit with a spatula or table knife. Blot up excess liquids with a thick stack of paper towels or a dry absorbent such as “kitty litter” or Fullers Earth. Dry absorbents can then be swept or vacuumed up. Southwest Greens surfaces provide good resistance to staining. However, it is important to realize they are only one part of a sophisticated system of various components and some cleaning agents that are safe for the fiber can be harmful to other components of the system.

NYLON FIBERS

Cleaning agents are grouped into two sets, one of which can be used in liberal amounts directly on the turf surface, and the second of which should only be applied by rubbing a cloth soaked in the cleaner, in order to minimize penetration of possibly harmful agents below the turf fibers.

In the first group of cleaners, which generally can be applied to non-infilled systems without any special precautions, are the following:

- 1. A warm, mild solution of granular household detergent such as Tide or ALL in water, or any neutral low sudsing detergent that is recommended for fine fabrics. Use approximately one teaspoon of detergent to one pint of water. This will handle most stains.
- 2. Use three percent solution of ammonia in water for more severe cleaning problems. (NOTE: household ammonia is three percent. Industrial aqua ammonia is 33 percent. Dilute nine parts water to one part industrial ammonia, or the available supply as appropriate.) Thoroughly flush the surface, rinse with plenty of cold water afterwards
- 3. Clean, dry absorbents such as paper towels or commercial “kitty litter” can be used for applicable stains.

In the second group of cleaners, where agents must be applied sparingly, care must be taken to avoid penetration beneath the turf fibers. We recommend consulting a professional for application instructions.

POLYPROPYLENE & POLYETHYLENE FIBERS

Polypropylene & polyethylene fibers are among the most stain resistant fibers known to man. Hence, most “stains” on Southwest Greens polypropylene and polyethylene fields are not true stains but rather residues of foreign matter which must be promptly and thoroughly removed. (This is not the case with nylon and other fibers on the market.)

Most “stains” on polypropylene or polyethylene fields can be removed with water or soap and water. The first rule is promptness. It is much easier to clean up a fresh oil spill before it has time to dry and harden. Remove any solid or paste-like deposit promptly using a dull knife or spatula-like tool. Blot up excess liquids with a stack of towels, cloth or paper. Dry absorbent clay based materials, such as cat litter absorbers (“kitty litter”) can be very useful and should be stored on site. Such dry absorbers can be swept or vacuumed up.

Cleaning agents are grouped into two sets, one of which can be used in liberal amounts directly on the turf surface, and the second of which should only be applied by rubbing a cloth soaked in the cleaner, in order to minimize penetration of possibly harmful agents below the turf fibers.

The first group of cleaners can generally be applied to infilled systems without any special precautions.

“WATER BORNE” RESIDUES

Most “stains” commonly associated with polypropylene and polyethylene playing fields can be classified as “water borne” stains. These stains are best removed using a warm mild solution of granular household detergent (non-abrasive) and water.

Typical Water Borne Residues

Acid, Alcohol, Alkali, Beer, Blood, Butter, Chocolate, Coffee, Cola, Dye, Food Coloring, Fruit Juice, Gatorade, Glue, Ice Cream, Ketchup, Latex Paint, Milk, Mustard, Tea, Timerosal, Urine, Water Colors.

- 1. Brush the residue with a stiff brush
- 2. Scrub the area with soap and water
- 3. Rinse the area thoroughly with clear water to remove all traces of soap
- 4. Dry with absorbent towel(s), if necessary

A three percent solution of ammonia in water may be used in lieu of household detergent for more stubborn residues or stains.

NON “WATER BORNE” RESIDUES

In the second group of cleaners, where agents must be applied sparingly, care must be taken to avoid penetration into the turf fibers. We recommend consulting a professional for application instructions.

Typical Non Water Borne Stains

Asphalt, Ball-point, Chewing Gum, Cooking Oil, Crayon, Floor Wax, Grease, Lipstick, Motor Oil, Paraffin Wax, Rubber Cleat Marks, Shoe Polish, Suntan Oil.

SNOW AND ICE MANAGEMENT

Snow and ice are not harmful to Southwest Greens synthetic lawns and can generally be left to melt and run off on their own accord. Sometimes, however, it becomes essential to clear away snow and ice to permit scheduled use of the surface. When this happens, the working principle for snow is to leave it in place until as near to time of use as possible. Doing so will minimize the risk of ice build up from cold wind blowing across a damp snow-cleared surface. Ice removal is more difficult, especially if a heavy layer has built up following freezing rains.

WATERING YOUR LAWN

Some owners have found it desirable to deliberately wet their lawn, especially in periods of very hot weather. Wetting the surface provides moisture for cooling the surface before evaporation takes place. It also acts as a lubricant to the turf but it must be noted it may also lower traction to a slight degree. On a hot sunny day outdoor playing surfaces can receive enough radiant energy to evaporate about a quart of water per square yard per hour. As the moisture evaporates the temperature of the synthetic turf will match that of natural grass in the same area. If you decide to water your lawn, be careful to distribute the water evenly. If water is put on the surface, it should not be from a polluted supply. Also be aware, when a lawn is watered on an extremely hot day, you risk dangerously raising the heat index level which can be harmful.

MINOR REPAIRS TO  
SOUTHWEST GREENS SURFACES

Your lawn has been carefully engineered to provide many years of service. In the case of vandalism or unusual abuse, limit to performing minor repair. For more serious problems, consult your Southwest Greens representative.

WHEN TO REPAIR

To properly maintain your lawn, be aware of day-to-day activities, usage and condition of the facility. It is very important that any minor damage be repaired immediately because a small problem may eventually grow into a major repair. In addition to routine awareness of conditions, once or twice a year, your surface should be given a careful and thorough inspection, preferably in the spring with a follow-up in early fall. All seams should be inspected and any loose areas noted and repaired. Go over the body of each panel of fabric and note any rips and/or tears. Assess the status of the under-padding and the condition of the surface. In the case of an older and/or heavily used surface, inspections should be made more frequently.

WHAT ARE “MINOR REPAIRS?”

An open spot in a sewn or glued seam, where the loose area in the seam extends from a few inches to one or two feet (along a glued seam line where at least one of the turf edges is still attached to the seam tape).

Cuts, rips or tears in the surface fabric that are less than six inches or so in length do not generally require a special trip by our service staff and can be repaired by the owner without much effort. These can also be regarded as minor unless allowed to become larger. All of these problems can be handled by sewing or adhering the repairs. To repair minor seam openings or loose seam areas:

1. For infilled systems vacuum sand or rubber from the turf to be repaired.
2. Be sure that the fabrics to be adhered are dry, free from loose sand, dirt, old adhesive and other foreign matter.
3. Remove the area of debris.
4. Position the fabric to check for satisfactory final placement.
5. Be sure the seaming tape to which the fabric will be adhered is itself adhered to the underlying pad (If system uses an underlying pad).
6. Apply a small amount of caulk onto seaming tape. Avoid excessive adhesive to reduce the possibility of bleed through or bleed out. Spread the adhesive with a trowel and trowel so that the entire fabric is coated lightly and evenly.
7. Press the fabric into the adhesive bed uniformly.
8. Weigh down the area and allow to cure for a minimum of 2 hours.
9. For in-filled systems, spread appropriate rubber or sand on the repaired area and brush into the turf thoroughly until even with surrounding playing areas.

SMOKING SHOULD BE STRICTLY PROHIBITED IN THIS AREA!

OTHER REPAIRS

CIGARETTE / FIREWORK BURNS

Use a hand held metal brush (such as is used to remove paint) and brush the spot vigorously to separate the fibers. If brushing the turf does not remove the damage, take a razor knife and cut the fused area away.

PROHIBITED ACTIVITIES ON A SYNTHETIC LAWN:

- Storage of materials such as drums, lumber, equipment, etc
- Unnecessary vehicle traffic
- Open flame, fireworks, welding, etc.
- Use of wire brushes in any form
- Use of cleaning equipment, methods or materials not authorized
- High-pressure water sprays exceeding 1000 psi
- Vehicles with non-pneumatic tires
- Introduction of infills that varies from Southwest Greens specifications

KEY POINTS TO REMEMBER

- Keep the lawn clean.
- Cross-brush the turf surface as often as required.
- No smoking around the lawn. Surfaces do not burn readily, but will scorch as a result of cigarettes and burning matches.
- Do not park vehicles or equipment on the field for hours or overnight.
- Do not abuse the surface by overloading it. Place plywood on surface to protect and to displace weight of heavy loads over a larger area.
- Call for help or advice when you have questions about your synthetic lawn and its use. Your representative can assist with your questions and inquiries and we are always eager to help you experience your field to its fullest potential.
- Following the exact recommendations and procedures shown in this manual will assure that your Southwest Greens lawn will give you years of good service with minimal maintenance.