

## **Property Care Appendix: (September 19, 2022)**

**Recommendations for securing of buildings and structures:** Repair, secure, remove and properly dispose of deteriorated materials, which indicate an appearance of abandonment visible from street frontage:

- Remove litter, door hangers, mail that accumulates at a home or building's entry.
- Repair broken, loose and damaged building components such as screen doors, windows, shutters, and other materials.
- Graffiti to be removed immediately and effectively.
- Vacant buildings for sale to have secured door locks and secure windows that deny access.
- The property owner may decide to fully secure and/or board up a vacant building to resolve break in problems until long-term solutions are determined.
  - Site to be properly posted for no trespassing and include contact information (phone & email) of management and/or owner to report problems that impact neighbors, and neighborhood desirability.
  - Door secured with locks, screws, wood blocking on doors to prevent access.
  - Window secured with, screws, wood blocking on windows to prevent access.
  - Board Up
    - Panels or similar to be cut to fit windows and doors openings.
    - Panels are to be painted or stained to improve appearance.
    - Panels to be secured with adequate screws and/or, tamper resistant, alternate screws head design, drilled out heads all to provide additional security.
    - Problem areas of entry are to be provided with additional means such as interior blocking with thru bolts or similar.

**Recommendation for preventing building and structure deterioration:** Provide remedies to the deterioration of a building that threatens its longevity and allows for continued safe and future healthy habitation. Repair, secure, replace and properly dispose of deteriorated materials:

- Of roofs and other sloped and horizontal members to prevent penetration of water and moisture into subsurface, structure and interior.
- Of exterior wall surfaces of siding, brick, stone, stucco, etc. and vertical surfaces/supports to be cared for to prevent penetration damage of subsurface and intrusion of moisture and water into the interior.
- Of exterior features such as trim, soffits, fascia, vents, chimney, skylights and similar that are missing or in a deteriorated condition to allow for the intrusion of moisture or water to damage the structure or allow for intrusion into the interior.

- Of exterior windows and doors that allows for penetration of moisture or water into the interior.
- Of exterior finishes of paint, stain, waterproofing or of the material itself to be cared for to protect its underlying material as intended.

### Recommendations for Posting & Security

- Vacant buildings & structures, sites and lots to provide identifiable and maintained boundaries.
- Site to be properly posted for no trespassing and include contact information (phone & email) of management and/or owner to report problems that impact neighbors, and neighborhood desirability.
- Vacant property owners are responsible for security of and addressing problems associated with their property.

### Weed Management Guidance

#### Introduction to Weed Management

Invasive weeds are plants that establish, persist, and spread widely outside the plant's native range, causing environmental and often economic damage. Invasive species are highly competitive and utilize disturbed areas to establish themselves and spread to new areas, outcompeting desired vegetation in the process. The goal of weed management is to control target species to the point that expansion or transmissions to other sites is minimal and treated sites become well established with low maintenance, desired vegetation and landscaping that help prevent further invasion.

Typically weed infested sites need to be managed yearly for several years. Many of these weeds have long-lived seeds and heavily infested areas have a large, well-established seed bank. Therefore, weeds must be treated every year to eliminate the addition of new seed to the seed bank until the seed bank is depleted.

#### Target Invasive Species

It is impossible to control every weed that occurs, therefore, the most aggressive and difficult to control weeds and those with the greatest potential for negative environmental impacts should be the primary targets. **Scotch thistle and diffuse knapweed** are two of Flagstaff's most aggressive and disruptive invasive weeds and are a top priority for control efforts. There are many other weeds in the Flagstaff area that are extremely common or difficult to control once established. Please see the table below for some of these weeds.

<u>Common Name</u>	<u>Scientific Name</u>
<b>TOP PRIORITY</b>	
Diffuse Knapweed	<i>Centaurea diffusa</i>
Scotch Thistle	<i>Onopordum acanthium</i>
<b>VERY COMMON</b>	

Field Bindweed	<i>Convolvulus arvensis</i>
Common Malva or Cheeseweed	<i>Malva neglecta</i>
Kochia	<i>Kochia scoparia</i>
Yellow and White Sweetclover	<i>Melilotus officinalis</i> and <i>M. alba</i>
Cheatgrass	<i>Bromus tectorum</i>
Dalmatian Toadflax	<i>Linaria dalmatica</i>
Siberian Elm	<i>Ulmus pumilla</i>
<b>PROBLEMATIC</b>	
Russian Thistle	<i>Salsola tragus</i>
Puncturevine	<i>Tribulus terrestris</i>
Spotted Knapweed	<i>Centaurea stoebe</i>
Horehound	<i>Marrubium vulgare</i>
Bull Thistle	<i>Cirsium vulgare</i>
Musk or Nodding Thistle	<i>Carduus nutans</i>
Poison Hemlock	<i>Conium maculatum</i>

### **Management Strategies**

To successfully reduce the abundance and distribution of invasive species:

- Monitor your property regularly; early detection allows for much quicker eradication.
- Treat weeds earlier in the growing season before they set seed.
- If a weed infestation is beyond effective mechanical control, consult a certified applicator to learn if herbicides will effectively treat the infestation.
- Promote the growth of desirable vegetation or landscape your property, especially newly disturbed areas, to reduce weed management efforts in the future.

### **Management Methods**

***Pulling:*** Pulling or uprooting annuals and short-lived weeds in small areas is an effective control method. It's easiest to pull weeds when the ground is moist so that the entire root can be extracted without causing too much ground disturbance. Weeds pulled before they flower may be left on the ground; however, plants that are flowering must be bagged and disposed of properly. Flowering plants left on the ground can still set seed, even when the plant is severed from the root.

***Mowing or Cutting:*** Mowing or cutting repeatedly during the growing season can be an effective control for larger infestations of annual species, such as kochia or Russian thistle. Mowing will not eliminate the plants but will reduce flowering and seed set. However, mowing is **not** an effective control for biennial and perennial species, including knapweed and Scotch thistle, because it stimulates resprouting.

#### ***Herbicide:***

Herbicides is an effective control method for many weed species and is recommended for heavier infestations. Herbicides are most effective when the plants are young and actively growing, generally early May to mid-June. Areas may need to be chemically treated for several years. Please remember that herbicides are hazardous chemicals and must be used with care and applied according to label instructions. It is recommended that you consult a certified applicator (many local landscape companies have them) if considering herbicide treatment.

#### ***Landscaping:***

Many invasive species are dependent on open or disturbed ground to germinate and grow. Establishing desired vegetation or landscaping your property will help provide long-term suppression of invasive

species through competition for resources (water, nutrients, and sunlight) and inhibit new invasions. Heavy mulching (pine straw, wood, or rock) will reduce germination and help prevent establishment of weeds.

<u>Common Name</u>	<u>Scientific Name</u>	<u>Life Cycle</u>	<u>Reproduction</u>	<u>Seed Viability</u>
<b>TOP PRIORITY</b>				
Diffuse Knapweed	<i>Centaurea diffusa</i>	<i>biennial or short-lived perennial</i>	<i>seed only</i>	<i>at least 7 years</i>
Scotch Thistle	<i>Onopordum acanthium</i>	<i>biennial, occasionally annual</i>	<i>seed only</i>	<i>up to 40 years</i>
<b>VERY COMMON</b>				
Field Bindweed	<i>Convolvulus arvensis</i>	<i>long-lived perennial</i>	<i>vegetatively and seed</i>	<i>at least 15-20 years</i>
Common Malva or Cheeseweed	<i>Malva neglecta</i>	<i>annual, biennial, or short-live perennial</i>	<i>seed only</i>	<i>very long</i>
Kochia	<i>Kochia scoparia</i>	<i>annual</i>	<i>seed only</i>	<i>up to 3 years</i>
Yellow and White Sweetclover	<i>Melilotus officinalis and M. alba</i>	<i>annual or biennial</i>	<i>seed only</i>	<i>at least 30 years</i>
Cheatgrass	<i>Bromus tectorum</i>	<i>annual</i>	<i>seed only</i>	<i>2-5 years</i>
Dalmatian Toadflax	<i>Linaria dalmatica</i>	<i>perennial</i>	<i>vegetatively and seed</i>	<i>a few years</i>
Siberian Elm	<i>Ulmus pumilla</i>	<i>perennial</i>	<i>vegetatively and seed</i>	
<b>PROBLEMATIC</b>				
Russian Thistle	<i>Salsola tragus</i>	<i>annual</i>	<i>seed only</i>	<i>1 year</i>
Goathead or Puncturevine	<i>Tribulus terrestris</i>	<i>annual</i>	<i>seed only</i>	<i>5 years</i>
Spotted Knapweed	<i>Centaurea stoebe</i>	<i>biennial or short-lived perennial</i>	<i>vegetatively and seed</i>	<i>8-10 years</i>
Horehound	<i>Marrubium vulgare</i>	<i>perennial</i>	<i>seed only</i>	<i>7-10 years</i>
Bull Thistle	<i>Cirsium vulgare</i>	<i>biennial</i>	<i>seed only</i>	<i>at least 3 years</i>
Musk or Nodding Thistle	<i>Carduus nutans</i>	<i>winter annual or biennial</i>	<i>seed only</i>	<i>a few years</i>
Poison Hemlock	<i>Conium maculatum</i>	<i>biennial</i>	<i>seed only</i>	<i>at least 3 years</i>

These recommendations were drafted by Natural Channel Design.

