

## 30 Property Maintenance Tips

**Keep your horse property in top shape with these suggestions.**

*By Louann Chaudier*

April 2008

1. Regularly tighten electric-tape fence; check tension on polymer rail fencing.
2. Control weeds in pastures.
3. Re-nail loose boards on wood fences.
4. Fertilize pastures at least twice per year.
5. Fill low pasture spots with dirt and re-seed.
6. Spread manure in empty pastures with a harrow (drag) or manure spreader.
7. Mow beneath electric fence (or fence running a hot wire) and control weeds to prevent line shortage.
8. Mow uneven pasture areas to a uniform height.
9. Rotate grazing to keep pastures healthy.
10. Walk your pastures looking for hazards, such as rocks, loose fence boards, popped nails, low tree branches or gopher holes. Check for electric shortages.
11. Create a mud lot, or sacrifice area, to protect pastures in inclement weather.
12. Keep horses off frozen pasture to prevent root damage to the grass.
13. Treat wood stall areas with anti-chewing paints that are safe for use around horses, or cover chewable areas with heavy wire mesh.
14. Fortify ground around waterers/troughs with extra gravel or material that compacts well.
15. Nail heavy wire mesh over glass windows to protect "nosey" horses.
16. Maintain level stall floors by filling low spots with dirt, clay or limestone.
17. Grease chains on equipment.
18. Change oil in tractors according to manufacturer warranties; replace air filters frequently to combat excess farm dust and debris.
19. Drag arena footing before every ride to maintain uniform depth.
20. Apply White Lithium Grease, a multipurpose lubricant, to the horizontal bolt on stall door handles and sliding-door tracks to reduce friction and wear.
21. When temperatures are below freezing, you should apply heat tape to all exterior water supply piping and shutoff valves. The heat tape must plug directly into a Ground Fault Circuit Interrupter (GFCI) receptacle.
22. Clean cobwebs from barn ceilings to minimize fire hazards.
23. Clean water troughs frequently (sometimes weekly in hot weather), to prevent buildup of certain types of toxic algae, as well as eliminating a breeding ground for mosquitoes.