

Most owners have had irrigation systems in their homes over the years and feel they 'know' a little about irrigation. Or, all they know or care about is that sprinklers are not watering the grass and plants around their home. Please remember that the responsibility for maintaining the area beginning at your outer wall all around your home is the responsibility of Parkside Place. This is not new. Yes, many owners, with the prior approval of the Landscape Committee, plant next to their outer wall and maintain those small areas around their home. As you read through this document, I hope you will have a better understanding of the complexity of our irrigation system and why there are so many problems with maintaining this thirty-year-old system.

We have had several irrigation companies perform maintenance and repairs to our system over the years due to damage and various parts just getting worn out over time. Landscaping, trees, etc have grown and their roots have also damaged irrigation pipes over the years. Owners have installed patios, bushes, etc around their home that have interfered with the water distribution lines and sprinkler heads, etc. Cars drive over heads that are close to the driveway or curb. Yes, lawnmowers also damage some. There are a lot of things going back 30 years that have caused issues with our irrigation system. All of these contribute to the problems with which we are currently dealing. The Board was faced with two decisions regarding the irrigation system: 1) redo the entire system. An estimated cost range would be at least \$250,000 plus all the digging, landscape repair, etc to install a new system, not counting folks being put out while digging is going on, or 2) be aggressive and repair/modernize the system a little at a time as well as educate owners about our irrigation system. Education of owners is the purpose of this Memorandum.

Simply put, our system consists of 4 components: the pump, the water distribution lines, the valves and the irrigation heads. PSP has 5 irrigation pumps. Each pumps water from a well dug deep into the ground. Each pump supports between 10 and 25 zones - a total of 84 irrigation zones in PSP. Each zone has a valve (84 valves) that works with the pump timer to open/close water to the sprinkler heads that valve supports for specified time periods.

There is not a count on the number of sprinkler heads supported by each valve but suffice it so say – there are many and the number changes each time as new plants and outdoor structures are removed/moved/added! I hope you are beginning to get an idea of the complexity of our irrigation system!

Each component is further explained below.

1. Pumps. There are 5 irrigation wells that have been drilled to ground water deep below our property. Our only cost for this water is the electricity to run the pump. Each pump has a pipe, probably cast iron or steel, from the pump to the water below. Over time, those pipes have corroded allowing debris from the pipe to get into the pumps. There is a filter on each pump to remove debris and sand. These filters are checked and cleaned regularly. Still, because of the age of the pipes, a lot of debris gets past the filters. Each pump has a control box with various electrical switches to control where, when and for how long water is sent to that pump's zones. As you can see, there a variety of concerns just with the pump and its components.
2. Water Distribution Lines. These lines carry the well water from the pumps to the valves, then the zones and then the sprinklers. Installing/removing plants and other digging has led to broken distribution lines. Also, the roots of trees, as they grow, can break/compress water distribution lines.
3. Valves. As previously stated, there is a valve for each zone (the sprinkler heads controlled by that valve.) The main cause for a valve to malfunction is debris in the water that does not allow the valve to close/open as necessary. And, of course, age – they do wear out! Normally, they are deep enough in the ground that damage from above is not very often.
4. Sprinkler heads. We have several different types of sprinklers around PSP depending upon their purpose. There are inground, pop up, pole type and soaker hose.

4. Continued. As you know, you can see some heads but most you do not see. The most common damage to sprinkler heads is by a car running over them. The next cause is age – they last just 2-3 years. A third cause is lawnmower damage and another is debris in the sprinkler head. This causes the head valve not to function properly and some of the popups do not go back in the ground. Heads may also become ineffective because water is blocked by the growth of plants in front of the sprinkler. Many seem to be in ‘the wrong place’ such as next to a driveway or a corner but they are located there because that is the best location to provide water coverage in that area.

As you can see there are a lot of factors that work together for water to come out of a sprinkler head successfully to water our property! **What can individual owners can do to help??**

1. Be aware sprinkler heads are next to sidewalks, driveways and curbs, especially on a driveway when pulling your car into the driveway.
2. If you notice a sprinkler head not working or not working properly, please submit a work order to Leland Management. Use your login on their website. If you are not on Leland’s website, please register so you can submit work orders. If you do not have a computer, please ask a friend who does to submit a work order for you.
3. If you plan on doing **ANY** digging in the area around your home, put in a work order to Leland Management. Your work order will be coordinated with the Landscape and/or Architecture Review Board. A review will be made by the irrigation folks to determine if your plan will interfere with sprinkler heads, lines, etc. We do not know where all the sprinkler lines are located. Many have been found next to a unit and have been damaged when someone digs such as just trying to plant a bush next to their unit.

4. If you are not sure if your plan for landscaping (**which must be preapproved by the Landscape Committee**), or, repairs, remodeling (**which must be preapproved by the Architecture Review Board**), etc, basically anything pertaining to the outside of your home, might interfere with our irrigation system, then please ask before doing anything! Who do you ask? Please send a work order with your proposal to Leland Management. It will be coordinated with the irrigation folks by the Landscape Committee and/or the Architecture Review Board with the results coordinated with you.

5. Be aware of what your Board is doing to improve our irrigation system. You can do that by coming to monthly Board meetings, reading updates in the monthly Newsletter and by asking a Board member what is going on!

Watering Plants and/or Grass. Water in Florida is controlled by the State and in our area by the St John's Water District. By law, during the summer months, watering is allowed twice a week. During the winter months, watering is allowed once a week. This is all PSP can do with its pumps. If an owner feels the need to water their plants or grass more than that, then they may do so using their unit's outside water faucet. That cost is the owner's and not PSP.

Thank you for your ongoing support as we all work together to maintain our beautiful home and area here in Parkside Place!