



October 2022 Landscape Management Update



Mountain Park Ranch



Maintenance:

- This month we have started the process of performing the SLM cutbacks for the community. See page #3
- Work Orders: this month we had 17 WO for the community. They are all related to the storms, either branches or washes needing to be cleaned. All resolved and closed. See page #4
- Water Management continues to be experiencing great savings with all the self corrections from the controllers with all the great rain events. See page # 6 for usage update.
- The last portion of the 2022 tree trimming started again this month and will take about 3 weeks to complete. I will provide a full update next month.
- Overseeding should be completed by the end of the last week of October. We had to adjust the scheduled slightly because of heavy rains.

Homes: 6000 - Plus Commercial Locations
Residents: Over 20,000
Granite: 35 acres
Turf: 17 acres
Trees: 2667
Irrigation Controllers: 63
Irrigation Valves: 784
Sprinkler Heads: 1,460
Backflows: 63
Value of Common Area Landscape **\$18,530,000**




The 2022 Overseeding process is well under way. We dodged a huge bullet with the storm that hit on Saturday October 15th as none of the community had yet been seeded. The outcome of the heavy rains would have been devastating to the seeding process and would have cost the community extra expenses if the seed had been washed away.





Storm damage clean up, seasonal cutbacks and weekly task



 This is important to be documented for the community as this Has been getting drained after each significant rain



The area in the rear of these homes has a slight backwards slope and we are checking it weekly to make sure that the water from rain events and standing water is removed to prevent the water from becoming stagnant or overrun by Mosquito's.



Additional washes and drains cleaned after storms

Prepping for Overseeding has begun with the water being shut down to dry out the existing turf. We will continue to cut the turf lower until we apply the seed currently scheduled for the week of October 17th



Overseeding For Winter Lawn

What is Overseeding, and why do it?

There are several regions throughout the United States that experience an extreme difference in temperatures, where the same type of grass doesn't survive year-round. With extreme highs of 110+ in the summer, and lows below freezing in the winter, Phoenix is located in one of those regions. Parks and lawns in Phoenix are planted with a very durable/heat tolerant Bermuda grass base. This type of grass survives our hot Arizona summer months, but once the nighttime temperatures get into the low 70's, Bermuda grass begins to go dormant. With that being the case... we must "overseed" this Bermuda grass base with a grass seed that will thrive during our cooler winter months.

When to Overseed

The best time to overseed is during the month of October, or when the nighttime temperatures drop into the low 70's.

Steps for the Overseeding process

- Step 1—Scalping
 - To insure a good overseed for the winter, you need to eliminate the competition and reduce the thatch that has accumulated over the summer. This is done to the lawn to the soil.
 - Process is accomplished by mowing the grass to 1" or less in height. Mow your lawn 2 or 3 times to accomplish this. You are now ready to seed.
- Step 2—Seeding
 - The better quality your grass seed, the better quality your lawn will be. We recommend perennial ryegrass grasses that are well suited for Arizona's desert climate, spread at a rate of 10-12 pounds per 1,000 square feet.
 - Spread your seed in two directions, half in one direction and the other half in a direction perpendicular to the first. This will help to minimize overlaps and skips. It is important to spread the seed as evenly as possible for the best results.
- Step 3—Water
 - Water is critical! You want to water your lawn for a period of seven to ten days to allow the seed to germinate. You will water your lawn every day for very short cycles that leave no puddles and no dry spots. After the seed has germinated and your lawn is down to a height of 3/4" to 1", you may reduce watering to 2-3 times per day. After the lawn is established, you may reduce watering to once per day. Once your winter lawn is established, you may reduce watering further.
- Step 4—Mow
 - The first mow should be done 14-21 days after germination. Follow the 30% rule for mowing—never remove more than 30% of the grass in one time. This will keep you from pulling out your new young seedlings. Once your ryegrass is established, you can resume to your regular mow schedule.
- Step 5—Turf Nutrition
 - Your winter lawn will require a solid Turf Nutrient plan. For the best results, feed your ryegrass every 4-6 weeks with a balanced fertilizer. For an additional "kick of green", use a fertilizer that contains iron.



Update, the application of the seed has been postponed due to the heavy rains in the first part of October. The seed install will start 10/18/2022



Landscape Management Solutions to
increase the value of your community!

2022 Weather Forecast and Goal

- 2021 Rainfall Total: Jan 2021 – Dec 2021 = 7.11"
- **2022 Rainfall Total: Jan 2022 – September 2022 = 3.84"**
- ProQual Goal is to closely monitor the water usage each day

2022 WATER MANAGEMENT WORKSHEET

	SG FOOTAGE	AREA	DENSITY	ACREAGE	COST PER KGALS	
TURF SF	780,520	45.3%	100%	17.0		
PLANT SF	882,580	54.7%	20%	20.5		
TOTAL AREA	1,663,100		TOTAL	37.5	\$0.70	

MONTH	Turf Budget		Plants Budget		Total Budgeted		Actual Usage		Tracking	
	WATER BUDGET (KGAL)	COST PER MONTH	WATER BUDGET (KGAL)	COST PER MONTH	WATER BUDGET (KGAL)	WATER BUDGET	ACTUAL KGAL	ACTUAL COST	DOLLAR TO BUDGET	% TO BUDGET
JANUARY	1,437.8	\$12,624.26	518.8	\$154.12	1,956.7	\$12,778.38	2075	\$11,282.84	\$ (1,485.54)	86%
FEBRUARY	1,783.4	\$15,658.42	643.5	\$191.16	2,426.9	\$15,848.58	2234	\$12,165.97	\$ (3,682.61)	77%
MARCH	3,141.0	\$27,578.32	1,133.4	\$338.89	4,274.4	\$27,915.01	3045	\$17,871.26	\$ (10,243.75)	63%
APRIL	3,750.5	\$32,973.24	1,580.9	\$489.64	5,331.4	\$33,462.88	5156	\$28,438.97	\$ (5,023.91)	85%
MAY	4,813.4	\$42,261.48	2,532.8	\$762.42	7,346.2	\$43,013.89	7060	\$40,265.89	\$ (2,648.00)	94%
JUNE	5,183.8	\$45,512.36	2,727.6	\$810.30	7,911.3	\$46,322.66	8336	\$47,443.68	\$ (1,121.02)	102%
JULY	4,866.3	\$42,725.89	2,960.6	\$760.69	7,826.9	\$43,486.57	5766	\$33,255.09	\$ (10,231.88)	76%
AUGUST	4,284.4	\$37,817.36	2,254.5	\$669.74	6,538.9	\$38,287.09	6209	\$35,713.21	\$ (2,573.88)	93%
SEPTEMBER	3,543.9	\$31,115.59	1,491.9	\$443.18	5,035.8	\$31,558.78	3899	\$22,047.19	\$ (9,511.63)	70%
OCTOBER	2,931.2	\$25,736.16	1,057.7	\$314.20	3,988.9	\$26,050.35	0	\$0.00	\$ -	0%
NOVEMBER	2,002.9	\$17,545.73	632.4	\$187.86	2,635.3	\$17,773.58	0	\$0.00	\$ -	0%
DECEMBER	1,389.4	\$12,198.95	438.7	\$130.31	1,828.0	\$12,328.86	0	\$0.00	\$ -	0%
ANNUAL TOTAL	39,133.0	\$343,587.35	17,572.7	\$5,226.29	56,705.7	\$348,807.65	43780	\$ 248,394.06	\$ (44,260.79)	71%

Mountain Park Ranch HOA			
YOY TOTAL (KGALS)			
2018	2020	2021	2022
0	445	888	2075
0	1,915	1432	3234
0	723	6661	3045
0	1,474	5540	3156
0	2,907	8014	7060
0	3,994	8421	8336
0	5,314	4738	5766
0	5,807	3457	6209
0	5,932	2952	3899
0	2,581	8901	0
0	2,888	4401	0
0	5,948	1480	0
0	28,707	49829	43784

Rainfall	
2019	2020
0.76	0.19
1.79	1.34
0.55	0.91
0.09	0.08
0.10	0.00
0.00	0.17
0.17	0.10
0.34	0.39
0.25	0.00
0.70	0.45
6.18	3.97

YTD TO BUDGET	YOY DIFF +/- 2018
-\$44,260.79	\$ 248,394.06

Historical Annual Totals	
2018	\$ -
2020	\$ 248,394.06
2021	\$ 288,309.02
2022	\$ 248,394.06

YTD TO BUDGET	YOY DIFF +/- 2018
-\$44,260.79	\$ 248,394.06

*BUDGET BASED ON IMPLEMENTING A LANDSCAPE WATER MANAGEMENT PLAN AND TECHNOLOGY
**AVERAGE RAINFALL IS BASED ON 6" ANNUALLY

Currently we are \$44K below the budget that we have set based on less water usage so far this calendar year.

Run times continue to be minimal week after week with all the rain events and the controller shutting down after these events.

