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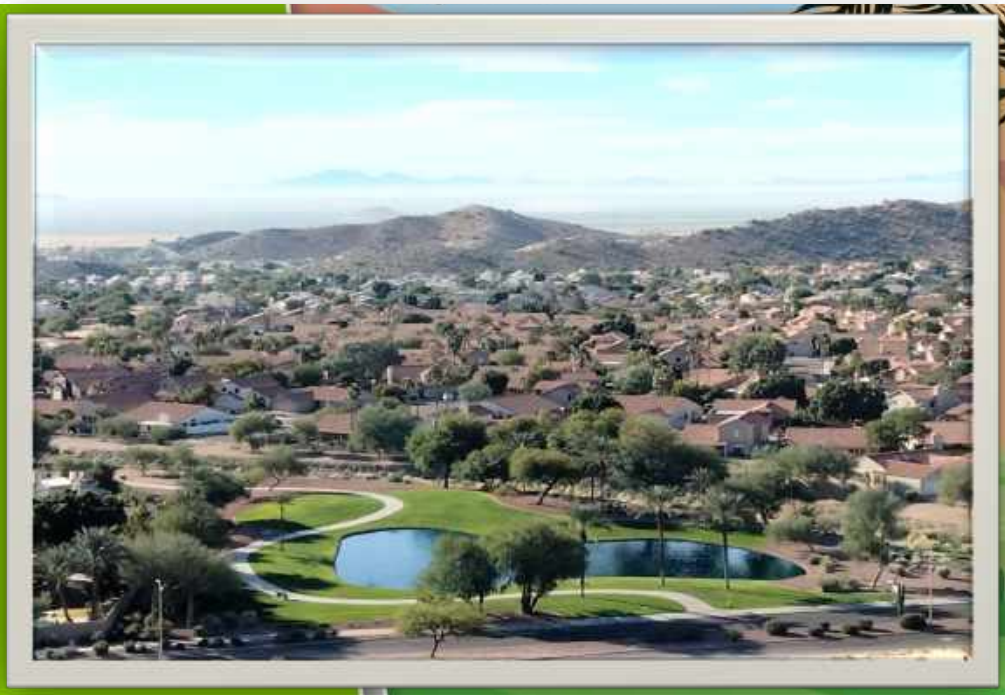
October 2023 Landscape Management Update



Mountain Park Ranch

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Mountain Park Ranch

Maintenance Update

Maintenance:

- General blowing and raking of the granite will be the focus through the next service cycles.
- We have continued to inspect and clean the washes, very little debris in this inspected this month.
- Trees and Plants have all have had their water cycle resumed back to only 3 days per week.

Looking ahead:

- Overseeding information and scheduled can be found on page # 5 Seeding this week!
- Turf PGR application Spray Log can be found on page # 6.
- Update on continued tree trimming prior to the storm event can be reviewed on page # 7

- **Water Management:**
- Through the first 8 months of the year, we are **$48K** below budget, This surplus will be used during the seed germination period. Great information to have on hand of the City of Phoenix ask for documentation of what MPR is doing to conserve and reduce the water footprint.

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
Valve of Common Area Landscape ***$18,530,000***

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Mountain Park Ranch
General Maintenance

Overseeding Preparation

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General Maintenance

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General Maintenance

Plant material continues to be removed from the extreme heat

Wash inspections / cleanings

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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 Mid 60'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 Mid 60's.

Steps for the Overseeding process

- Step 1—Scalping
  - To insure a good overseed for the winter, you need to eliminate the competition of your summer lawn and reduce the thatch that has accumulated over the summer. This is done to ensure the seed gets down to the soil.
  - Process is accomplished by mowing the grass to 1" or less in height. You may have to 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 suited for Arizona's desert climate, spread at a rate of 12-15 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 minimize overlaps and skips. It is important to spread your seed as evenly as possible for the best results.

- Step 3—Water
  - Water is critical! You want to maintain a moist seedbed for a period of seven to ten days to allow the seed to germinate. You will want to water 4 to 5 times per day for very short cycles that leave no puddles and no dry spots. After the seed has germinated and grown to a height of 3/4" to 1", you may reduce watering to 2-3 times per day. After ten to fourteen days, you can reduce watering to once per day. Once your winter lawn is established, you will be able to lessen the watering further.
- Step 4—Mowing
  - The first mowing should occur 14-21 days after germination. Follow the 30% rule for mowing—never remove more than 30% of the leaf at 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.

Landscape Management Solutions to increase the value of your community!

Still on schedule for this week

Overseeding this year will be as scheduled:

- Water turned off to all areas being overseeded the week of 9/1/2023.
- Mower being lowered each week moving froward week of 9/18/2023.
- Growth Regulator applied the week on 10/02/2023 to minimize Bermuda recovery during watering for Rye Seed.
- Seed will be applied the week of 10/16/2023 weather permitting.

ProQual Spray Log

No.
10/16/2023
01305

Job Details

Eddie - App Lic #141047
Mountain Park Ranch HOA

Qualifying Party: Eric Wozniak
QA Lic #: 30955

Date
10/12/2023
Time
12:46 PM

Weather Conditions
Temperature (F)
86
Wind (mph)
4 mph

GPS Location
http://maps.google.com?q=33.318043,-112.006371&z=1
Location Description
Turf area

Spray Details

Application Type
Turf Application
Work Being Performed
Turf PGR / broadcast

Chemicals / Rate Used
Pramaxis MEC 64oz per 100 gallons
MSO 64oz per 100 gallon
Amount Sprayed (gallons)
275 gallons

Photo 1
Have all areas been completed?
Yes
Map of Area Completed today

Plant Growth Regulator " PGR" : This is a chemical application applied to all turf areas being prepped for overseeding and allows For the Bermuda Turf to not be in competition with the new Rye Seed

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Scheduled Tree Trimming

Annual trimming has resumed, and we have a few more service days this year for selective tree trimming where needed

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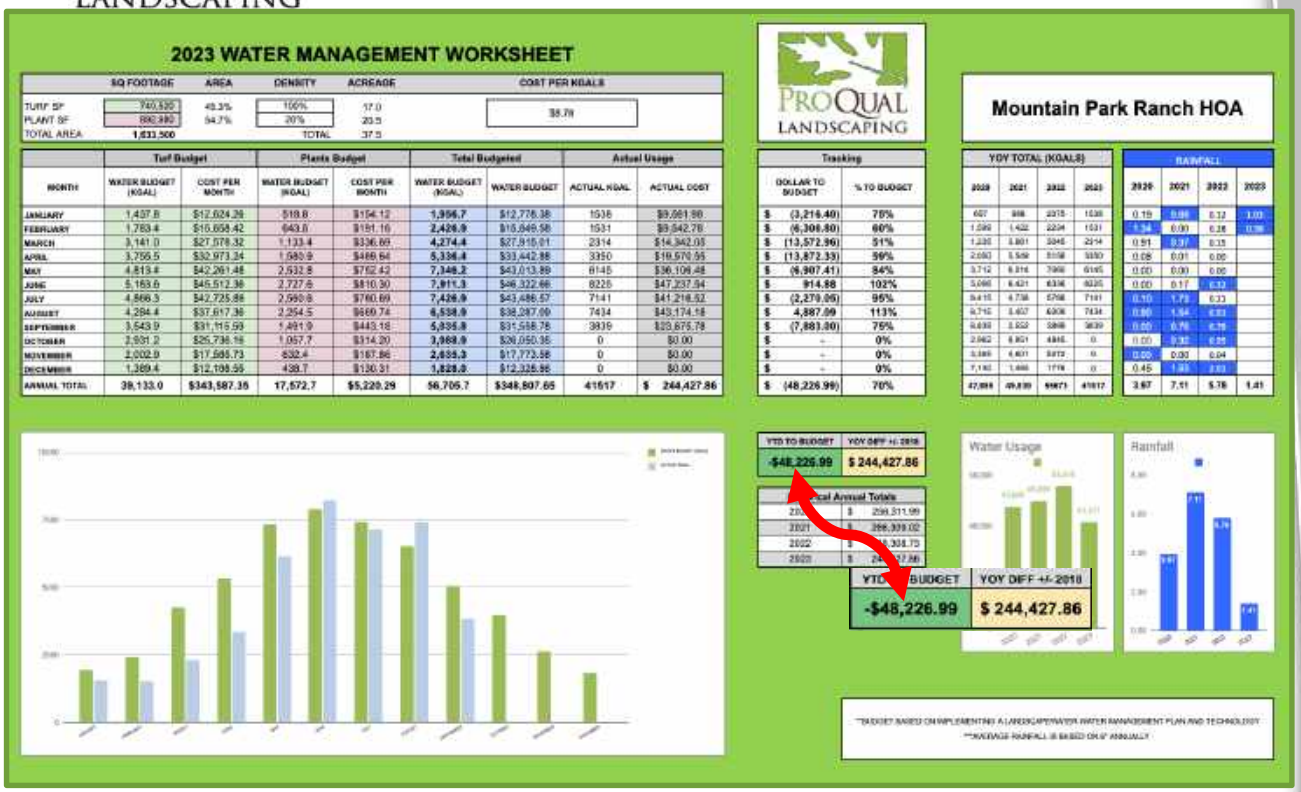
Mountain Park Ranch

Maintenance Update / Water Monitoring



2023 WATER MANAGEMENT WORKSHEET

	SQ FOOTAGE	AREA	DENSITY	ACREAGE	COST PER KGALS
TURF SF	740,520	46.3%	100%	17.0	$8.79
PLANT SF	860,980	54.7%	20%	20.5	
TOTAL AREA	1,633,500		TOTAL	37.5	

	Turf Budget		Plants Budget		Total Budgeted		Actual Usage	
MONTH	WATER BUDGET (KGAL)	COST PER MONTH	WATER BUDGET (KGAL)	COST PER MONTH	WATER BUDGET (KGAL)	WATER BUDGET	ACTUAL KGAL	ACTUAL COST
JANUARY	1,437.8	$12,624.26	518.8	$154.12	1,956.7	$12,778.38	1538	$9,661.88
FEBRUARY	1,783.4	$15,658.42	643.8	$191.16	2,426.9	$15,849.58	1531	$9,842.78
MARCH	3,141.0	$27,578.32	1,133.4	$336.69	4,274.4	$27,915.01	2314	$14,342.05
APRIL	3,755.5	$32,973.24	1,580.9	$469.64	5,336.4	$33,442.88	3350	$19,570.55
MAY	4,813.4	$42,261.48	2,532.8	$752.42	7,346.2	$43,013.89	6145	$36,106.48
JUNE	5,163.6	$45,512.36	2,727.6	$810.30	7,911.3	$46,322.66	8225	$47,237.54
JULY	4,866.3	$42,725.88	2,560.6	$760.69	7,426.9	$43,486.57	7141	$41,216.52
AUGUST	4,284.4	$37,617.36	2,254.5	$669.74	6,538.9	$38,287.09	7434	$43,174.18
SEPTEMBER	3,543.9	$31,115.59	1,491.9	$443.18	5,035.8	$31,558.78	3839	$23,675.78
OCTOBER	2,931.2	$25,736.16	1,057.7	$314.20	3,988.9	$26,050.36	0	$0.00
NOVEMBER	2,002.9	$17,585.73	632.4	$187.86	2,635.3	$17,773.58	0	$0.00
DECEMBER	1,389.4	$12,198.55	438.7	$130.31	1,828.0	$12,328.86	0	$0.00
ANNUAL TOTAL	39,133.0	$343,587.35	17,572.7	$5,220.29	56,705.7	$348,807.65	41517	$ 244,427.86

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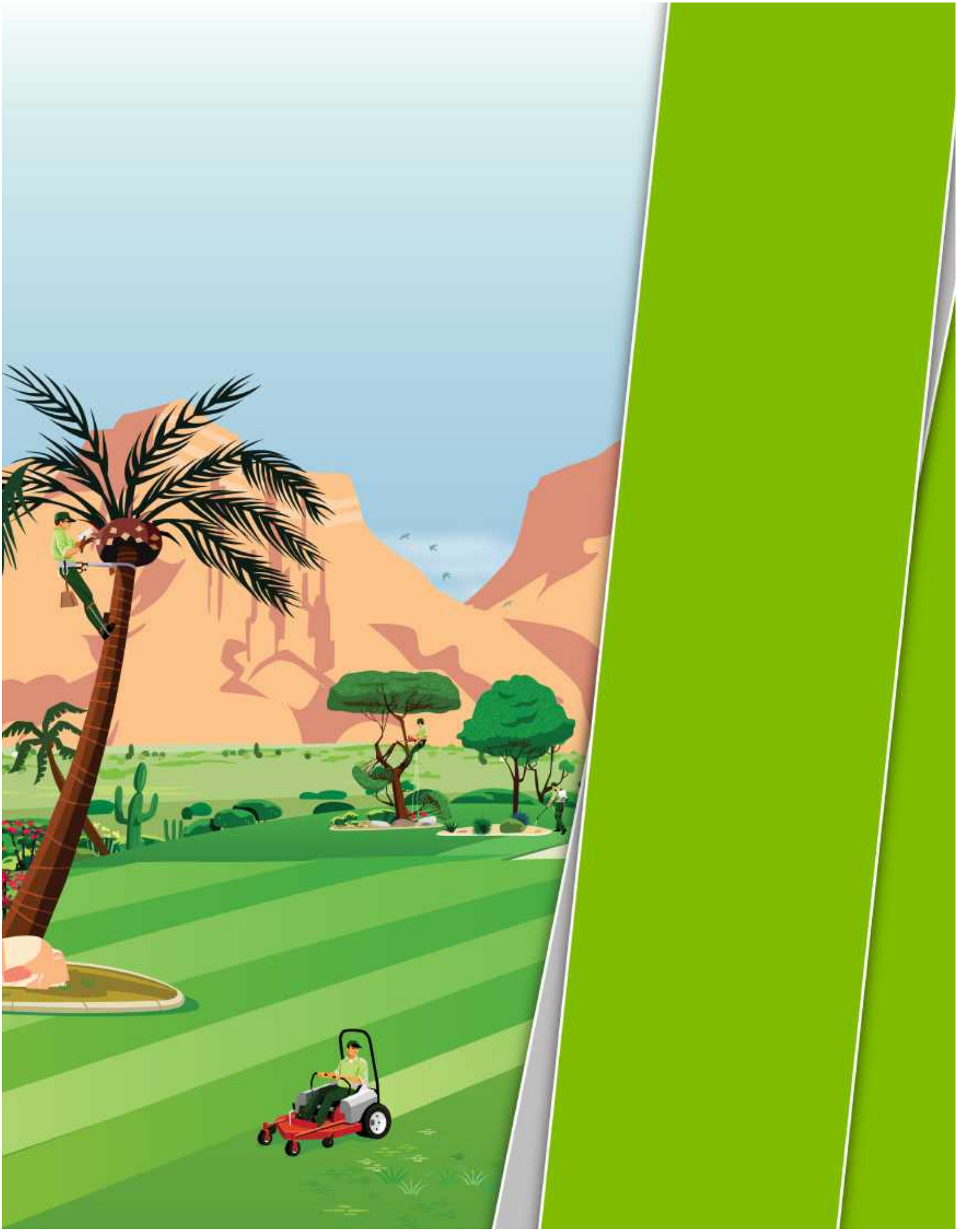
Mountain Park Ranch HOA

Tracking	
DOLLAR TO BUDGET	% TO BUDGET
$ (3,216.40)	75%
$ (6,306.80)	60%
$ (13,572.96)	51%
$ (13,872.33)	59%
$ (6,907.41)	84%
$ 914.88	102%
$ (2,279.06)	95%
$ 4,887.09	113%
$ (7,883.00)	75%
$ -	0%
$ -	0%
$ -	0%
$ (48,226.99)	70%

YOY TOTAL (KGALS)				RAINFALL			
2020	2021	2022	2023	2020	2021	2022	2023
607	998	2315	1538	0.19	0.00	0.12	3.00
1,099	1,422	2254	1531	1.34	0.00	0.26	0.00
1,230	1,801	3045	2314	0.91	0.37	0.15	
2,062	1,559	3158	3350	0.08	0.01	0.00	
3,712	6,314	7966	6145	0.00	0.00	0.00	
5,066	6,421	8346	8225	0.00	0.17	0.33	
5,415	4,738	6768	7141	0.10	1.73	0.33	
4,712	3,457	6306	7434	0.00	1.64	0.33	
3,633	3,222	5868	3839	0.00	0.76	0.78	
2,962	3,801	4845	0	0.00	0.32	0.28	
3,388	4,601	5373	0	0.00	0.00	0.04	
7,110	1,466	1778	0	0.45	1.93	2.03	
47,894	49,839	59873	41517	3.67	7.11	5.76	1.41

YTD TO BUDGET	YOY DIFF +/- 2018
-$48,226.99	$ 244,427.86

Historical Annual Totals	
2020	$ 299,311.99
2021	$ 299,309.02
2022	$ 348,308.75
2023	$ 244,427.86

Through the first 8 months of the year, we are **$48K** below budget, Much of this will be used over the next 30 days during the overseeding process.

- Another great example of proper water management within the partnership between Mountain Park Ranch & ProQual Landscaping.
- ❑ Since the middle of September the run times have been reduced by over 50% with the turf getting prepped for overseeding.