



January 2024 Landscape Management Update



Mountain Park Ranch



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. This month's wash inspections can be reviewed on page # 3 & 4.
- Trees and Plants have all have had their water cycle resumed back to only 1 day per week.

Looking ahead:

- Winter Rye is established, and we are applying additional fertilizer this week.
- Large emphasis on wash cleanings the last 30 days: See pages #3 & 4.
- Selective tree pruning and some removals this month, see Page # 5 for review..
- Additional information concerning SLM (Sustainable Landscape Management) and species highlight information can be reviewed on Pages 6,7 & 8.
- Page #9 highlights some tree removals and selective pruning from Recreation center #1.

Water Management:

- After 12 months we ended up at \$2,800 over budget for the entire year (less than 1% over) with this past summer and now the additional water meters now being charged this is an excellent outcome.

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**



Mountain Park Ranch

General Maintenance

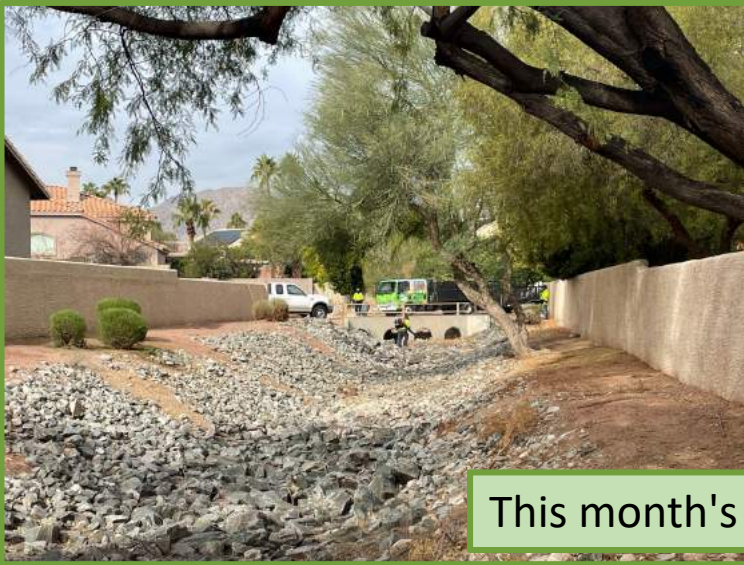


Winter Rye has been coming along great in most areas we are applying granular fertilizer this week ahead of the predicted rain events next week.



This month's wash cleanings





This month's wash cleanings




Mountain Park Ranch

General Maintenance








Yearly Landscape Calendar

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC
Turf												
Turf Laid		X	X	X	X			X	X	X		
Organic Fertilizer						X	X	X				X
Soil Amendments												X
Grass/Pre-Emergent	X	X	X	X	X			X	X	X	X	X
Turf Kanaban					X	X	X	X	X	X	X	X
Summer Turf Weeds Pre-Emergent					X	X	X	X	X	X	X	X
Turf Weeds post-emergent	X	X	X				X	X	X	X		X
Reduce mower height to 3 inches	X	X	X	X	X	X	X	X	X	X		X
Reduce mower height to 2.5 inches				X			X	X	X	X	X	
Reduce mower height to 2.5 inches					X		X			X		
Reduce mower height to 1.75 inches				X		X				X		
Reduce mower height to 1.5 inches				X	X	X	X	X				
Winter Overseed										X	X	X
Shrubs												
Service-able Shrubs	1	2	3	4	5	6	7	8	9	10	11	12
Seasonal Flower Change out						X	X					
Catkins - Sage	X	X	X									X
Catkins - Bougain	X	X	X	X								
Catkins - Santan				X	X	X	X	X				
Catkins - Bougainville			X	X	X	X	X	X				
Catkins - Mexican Bird											X	X
Catkins - Fairy Dainties					X	X	X					
Catkins - Cassia					X	X	X					
Catkins - Clematis		X	X	X								
Catkins - Yellow Balls			X	X	X	X	X					
Catkins - Red Berries			X	X	X	X	X					
Remove Red Yucca Sticks							X	X	X	X		
New Shrub Planting		X	X	X	X	X	X	X		X	X	X

*Landscape Management Solutions to
increase the value of your community!*





No
Shearing!



Hand Prune Only

Plant species highlight and trimming practices



Plant Rejuvenation: Mexican Bird of Paradise

In November, we will begin rejuvenation cutbacks on the Birds of Paradise. While the cutbacks may look drastic, it is an important part of this plant's maintenance. Cutting back a desert bird of paradise is important for several reasons. Here are the key points:

1. **Promotes Healthy Growth:** Regular pruning and cutting back can help stimulate new growth and maintain the plant's overall health.
2. **Control Size:** Desert bird of paradise can grow quite large if left unpruned, so cutting it back helps control its size and prevent it from becoming too large for its space.
3. **Remove Dead or Diseased Growth:** Cutting back helps eliminate dead or diseased branches, which can improve the plant's vitality and appearance.
4. **Enhance Flowering:** Pruning can encourage more prolific flowering by removing old, spent blooms and encouraging the development of new ones.
5. **Thinning Out:** Reducing the density of the plant by cutting back can improve air circulation and reduce the risk of fungal diseases.



Why are Sustainable Landscape Management® practices important?

Plant species highlight and trimming practices

LANTANA CUTBACKS



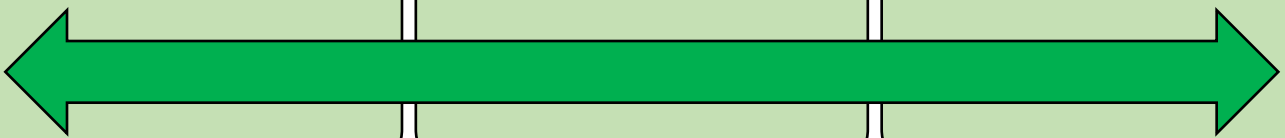
Cutbacks/ Hard Pruning – Lantana



Pruning: In late winter or early spring, you should prune lantanas back to about six inches to a foot (15 to 30.5 cm.) from the ground, especially if there's a lot of old or dead growth. Overgrown plants can be pruned back to about a third of their height (and spread if necessary). Typically, lantana plants bloom through the spring and fall.



Sun tolerance: They keep their form and bloom best in full sun or light shade. Watering and feeding: Water use is moderate, and flowering may suffer if kept too dry. Plants in containers may need daily watering during the dry summer.



Mountain Park Ranch

General Maintenance / SLM

Plant species highlight and trimming practices

Cutbacks/ Hard Pruning – Bougainvillea

Pruning: Cut down last year's leaves and shoots in late winter or early spring so the bougainvillea can continue to branch. Make sure not to cut away the entire branches, but always leave a third of the length. The colorful flowers of the exotic always grow on the new shoots of the plant, so the first pruning is especially important.

By pruning and training your bougainvillea, you can promote new growth, encourage more blooms, and prevent the plant from becoming too dense. These techniques not only maintain the overall health and appearance of the bougainvillea but also create artistic displays of color.

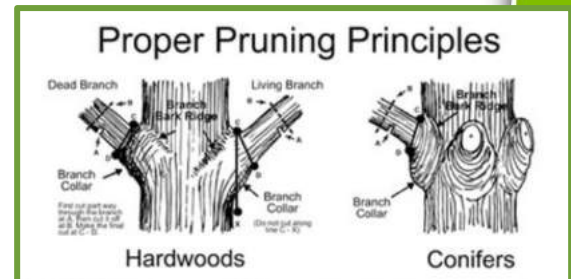


Chinese evergreen elm AKA evergreen elm

Pruning: Winter is a great time to prune! While many people wait for monsoon season to prune, we like to get in and prune during cooler months.

The evergreen Elm Tree is best characterized by its long, arching branches which provide dense summer shade. This tree makes a beautiful and functional addition to parks, school grounds and other open areas. Their large size and extensive root systems make them less suitable for small residential landscapes.

Maintenance is a must as the tree is maturing, due to the rapid growth and long branches. Staking and selective pruning of young trees is recommended for proper development and to help prevent wind damage.



Mountain Park Ranch

Tree Removals



Tree trimming: We removed the 3 declining Ash Trees at Recreation Center #1 and removed the dead branches from the tall Pines over the spa area.

Mountain Park Ranch Olive Trimming 2024

Goal: 1 Days

Address:
2578 E Thunderhill Pl
Phoenix, AZ

Trees:
Olive

Key:
● Trimming

Daily Cycle:

1



This years Olive Tree Trimming will be reduced to only 30 trees and only the ones at Recreation Center #3 as the other Olive Trees are in need this year.



Mountain Park Ranch

Spray Applications

ProQual Spray Log

No.
1/16/2024
01345

Job Details

Eddie - App Lic #141047
Mountain Park Ranch HOA

Qualifying Party: Eric Wozniak
QA Lic #: 30955

Date
01/16/2024
Time
01:42 PM

Weather Conditions
Temperature (F)
66
Wind (mph)
2 mph

GPS Location
[http://maps.google.com?
q=33.318039,-112.006363&z=1](http://maps.google.com?q=33.318039,-112.006363&z=1)
Location Description
Washes

Spray Details

Application Type
Other:
Work Being Performed
Washes post / spot treatment

Chemicals / Rate Used
Ranger pro / 2oz per gallon
Tribune 32oz per 100 gallons
MSO 32oz per 100 gallons
Amount Sprayed (gallons)
50 gallons

Photo 1
Have all areas been completed?
No, we will have to come back
Map of Area Completed today

The Spray Department was out on 1/16/2024 applying spot treatments
And will continue through this week including the large washes.



Mountain Park Ranch Maintenance Update / Water Monitoring

2023 WATER MANAGEMENT WORKSHEET

SQ FOOTAGE	AREA	DENSITY	ACREAGE	COST PER KGALS
TURF SF 740,525	45.3%	100%	17.0	
PLANT SF 892,880	54.7%	20%	20.5	\$8.78
TOTAL AREA 1,633,500		TOTAL 37.5		

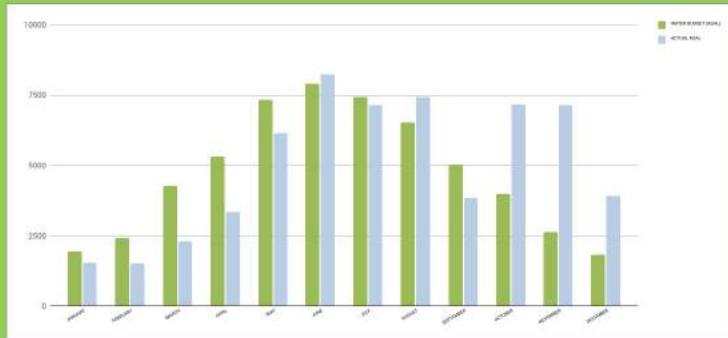
MONTH	Turf Budget		Plants Budget		Total Budgeted		Actual Usage	
	WATER BUDGET (KGAL)	COST PER MONTH	WATER BUDGET (KGAL)	COST PER MONTH	WATER BUDGET (KGAL)	WATER BUDGET	ACTUAL KGAL	ACTUAL COST
JANUARY	1,437.8	\$12,624.26	518.9	\$154.12	1,956.7	\$12,778.38	1538	\$9,561.96
FEBRUARY	1,783.4	\$15,658.42	643.5	\$191.16	2,426.9	\$15,849.58	1531	\$9,542.78
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	\$489.64	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	5,183.6	\$45,512.36	2,727.6	\$810.30	7,911.3	\$46,322.66	8225	\$47,237.54
JULY	4,866.3	\$42,725.89	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	\$26,050.35	7163	\$41,941.77
NOVEMBER	2,002.9	\$17,585.73	632.4	\$187.86	2,635.3	\$17,773.58	7152	\$43,854.22
DECEMBER	1,389.4	\$12,198.55	436.7	\$130.31	1,826.0	\$12,328.86	3912	\$21,412.45
ANNUAL TOTAL	39,133.0	\$343,587.35	17,572.7	\$5,220.29	56,705.7	\$348,807.65	59744	\$ 351,636.30



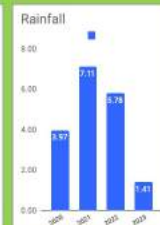
Mountain Park Ranch HOA

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%
\$ (2,270.05)	95%
\$ 4,887.09	113%
\$ (7,883.00)	75%
\$ 15,891.42	161%
\$ 26,080.64	247%
\$ 9,083.59	174%
\$ 2,828.65	101%

YOY TOTAL (KGALS)				RAINFALL			
2020	2021	2022	2023	2020	2021	2022	2023
657	988	2075	1538	0.19	0.66	0.12	0.09
1,598	1,422	2234	1531	1.34	0.00	0.28	0.38
1,235	3,081	3045	2314	0.91	0.37	0.15	
2,050	5,549	5196	3350	0.08	0.01	0.00	
3,712	6,014	7060	6145				
5,006	6,421	8336	8225	0.00	0.17	0.32	
6,415	4,738	5766	7141	6.10	1.79	0.21	
6,715	3,457	6209	7434	0.90	1.64	0.91	
6,839	2,552	3899	3839	0.00	0.76	0.79	
2,962	8,951	4845	7163	0.00	0.32	0.85	
3,365	4,801	5272	7152	0.00	0.00	0.04	
7,130	1,485	1776	3912	0.45	1.53	1.01	
47,685	48,839	55673	59744	3.97	7.51	5.78	1.41



YTD TO BUDGET	YOY DIFF +/-
\$2,828.65	\$ (232,981.45)
Historical Annual Totals	
2020	\$ 256,311.99
2021	\$ 266,309.02
2022	\$ 308.73
2023	\$ 31,630.30



***BUDGET BASED ON IMPLEMENTING A LANDSCAPE WATER MANAGEMENT PLAN AND TECHNOLOGY
***AVERAGE RAINFALL IS BASED ON 8" ANNUALLY

Through the calendar year we were able to use up the previously banked surplus and use it this past summer after the extreme heat. Additionally, the community is now being charged for water usage that it previously was not charged for. So, after the year and all the usage we were only \$3K above budget for the entire 12 months!

Run cycle minutes currently below 2000 total minutes for all watering cycles.



