



April 2024 Landscape Management Update



Mountain Park Ranch



### Maintenance:

- General blowing and raking of the granite will be the focus through the next service cycles.
- The turf is looking amazing, and the transition should be seamless to summer turf.
- SJM process will be completed by months end. See page #4

### Looking ahead:

- Spray department applied over 375 gallons of post-emergent herbicide mid. March. See page # 5 for logs.
- Weed post spray applications took place on 3/14,15 & 18. See page #5.
- Tree trimming has resumed and can be reviewed on page # 6.
  - We did lose 1 tree from the storm on April 1st.
- Bubbler to Drip renovation / Water conservation information can be reviewed on page # 7.
- Water conservation information can be reviewed on page # 8.
  - The Arizona Department of Water Resources turf conservation plan will be starting to be issued on an annual bases and the State of Arizona will be looking for these written turf reduction plans. Great time to start discussing and over the next few months I will be submitting some options to ease into turf reductions for non-functional turf areas.
- **Water Management:**
- The additional 5 water meters are now being tracked within the n=monthly water tracker and we are still under budget even with the extra \$4,681.00 expense. Page # 9

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**





Mountain Park Ranch  
General Maintenance





## Mountain Park Ranch General Maintenance



This month's wash cleanings



# Mountain Park Ranch

General Maintenance







# Mountain Park Ranch

## Spray Applications

### ProQual Spray Log

No. 3/18/2024  
01363

#### Job Details

**Eddie - App Lic #141047**  
**Mountain Park Ranch HOA**

Qualifying Party: Eric Wozniak  
QA Lic #: 30955

<b>Date</b> 03/18/2024	<b>Weather Conditions</b>	<b>GPS Location</b>
<b>Time</b> 08:22 AM	Temperature (F) 51	<a href="http://maps.google.com?q=33.321259,-111.582108&amp;z=1">http://maps.google.com?q=33.321259,-111.582108&amp;z=1</a>
	Wind (mph) 4 mph	Location Description Map

#### Spray Details

**Application Type**  
Granite Application  
Work Being Performed  
Post emergent/ spot treatment

**Chemicals / Rate Used**  
Ranger Pro 2oz per gallon  
Tribune 32oz per 100 gallons  
MSO 32oz per 100 gallons  
Blue indicator 1oz per 25 gallons  
**Amount Sprayed (gallons)**  
150 gallons

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

### ProQual Spray Log

No. 3/18/2024  
01364

#### Job Details

**Eddie - App Lic #141047**  
**Mountain Park Ranch HOA**

Qualifying Party: Eric Wozniak  
QA Lic #: 30955

<b>Date</b> 03/18/2024	<b>Weather Conditions</b>	<b>GPS Location</b>
<b>Time</b> 08:27 AM	Temperature (F) 51	<a href="http://maps.google.com?q=33.321243,-111.582085&amp;z=1">http://maps.google.com?q=33.321243,-111.582085&amp;z=1</a>
	Wind (mph) 4 mph	Location Description Map

#### Spray Details

**Application Type**  
Granite Application  
Work Being Performed  
Post emergent/ spot treatment

**Chemicals / Rate Used**  
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**Amount Sprayed (gallons)**  
150 gallons

**Photo 1**  
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No, we will have to come back  
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### ProQual Spray Log

#### Job Details

**Eddie - App Lic #141047**  
**Mountain Park Ranch HOA**

<b>Date</b> 03/18/2024	<b>Weather Conditions</b>
<b>Time</b> 08:32 AM	Temperature (F) 51
	Wind (mph) 4 mph

#### Spray Details

**Application Type**  
Granite Application  
Work Being Performed  
Post emergent/ spot treatment

**Chemicals / Rate Used**  
Ranger Pro 2oz per gallon  
Tribune 32oz per 100 gallons  
MSO 32oz per 100 gallons  
Blue indicator 1oz per 25 gallons  
**Amount Sprayed (gallons)**  
75 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 March 13th, 14th & 15th applying over 375 gallons of post emergent herbicide to the community and surrounding

# Mountain Park Ranch

Arbor Care

Annual trimming has resumed in 2024.

**Mountain Park Ranch**  
Trimming 2024  
Phase I - February  
Week 2

**Goal: 2 Weeks & 2 Days**

**Address:**  
15402 S 42<sup>nd</sup> St  
Phoenix, AZ 85044

**Trees:**  
African Sumac  
Blue Palo Verde  
Desert Museum  
Eucalyptus  
Ironwood  
Palo Brea  
Palo Blanco  
Mesquite  
Shoestring Acacia  
Sisso  
Sweet Acacia  
Texas Ebony  
Willow Acacia

**Key:**  
● Trimming

**Daily Cycle:**  
1 2 3 4



We lost 1 tree in the storm on April 1st







# Mountain Park Ranch Homeowners Association

Planning and Communication

*How you plan and start a project, plays a big role in how you complete it and on your overall success!*

Our ProQual Team has a proven process that we use to start each of our Landscape Enhancement Projects. This proven process provides a clear expectation of what is going to be completed and provides accountability for making sure it's delivered in a timely manner.

○ **Planning:**

- Create plans and timelines for replacement.
  - Long-term – 4+ years
  - Shorter terms – 2 years
  - All at once

	All at Once	Two (2) Year	Four (4) Year
Replace all Drip Valves	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Include Smart Irrigation Controllers*	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Warranty (After Project Completion)	Six (6) Years	Four (4) Years	Two (2) Years
Include Irrigation Repairs *	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Price Lock Guarantee *	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
10% Discount	<input checked="" type="checkbox"/>		

○ **Budgeting:**

- Replace all drip valves and poly tubing with PVC pipe
- Value Engineer. Combine drip and tree valve in 80% of areas.

○ **ProQual Recommendation for long term planning:**

- Create a Drip Replacement Plan
  - Will include several benefits such as:
    - Irrigation Drip Repairs included during the replacement
    - Long term warranty

○ **Benefits of project**

1. Improve efficiency and water usage.
2. Decrease breaks and repairs to the system.
3. Provide each plant and tree with the proper amount of watering for plant health.





# Water Conservation - Preparing for the Future

## Water Budgeting, Water Usage, Conservation Efforts

### Arizona Department of Water Resources

- Letters have started coming out to several of our customers from Arizona Department of Water Resources, requesting a formal water budget/plan
- Water reporting to State of Arizona and possible restrictions in future
- Rates continue to increase
- Goal to reduce grass by 30%, focusing on "nonfunctional" areas



### ProQual Proactive Measures

- Implementation of technology to customers (Smart Irrigation Controllers)
- Establishing an annual water budget for each customer
- Monitoring and Tracking water usage on a daily/weekly/monthly basis
- Establishing proactive water conservation plans for each customer

### ProQual Water Conservation Plan:

- ✓ Annual Water Budget
- ✓ Smart Irrigation Controllers
- ✓ Turf Management Plan
- ✓ Strategic Overseeding Plan
- ☐ Reduce % of unnecessary or unused turf areas



#### 2022 Water Management Worksheet

SO FOOTAGE	AREA	DENSITY	CREAGE	COST PER KGALS
TURF SF	324,000	11.3%	100%	\$2.69
PLANT SF	2,330,000	88.7%	25%	\$5.0
TOTAL AREA	2,654,000		107.6%	\$2.69

  

MONTH	WATER BUDGET (MGAL)	COST PER MONTH	WATER BUDGET (MGAL)	COST PER MONTH	WATER BUDGET (MGAL)	WATER BUDGET (MGAL)	ACTUAL BUDGET	ACTUAL COST
JANUARY	78.6	\$2,108.58	88.8	\$2,398.80	1,076.8	\$2,926.80	0	\$0.00
FEBRUARY	78.6	\$2,108.58	88.8	\$2,398.80	1,076.8	\$2,926.80	0	\$0.00
MARCH	1,138.5	\$3,069.23	99.8	\$2,741.94	2,131.8	\$5,761.17	0	\$0.00
APRIL	1,927.6	\$5,293.05	1,366.0	\$3,728.10	2,973.6	\$7,976.32	0	\$0.00
MAY	2,814.9	\$7,681.30	2,236.0	\$6,128.90	4,258.4	\$11,487.20	0	\$0.00
JUNE	3,914.1	\$10,688.12	3,301.0	\$9,068.10	6,582.7	\$17,864.43	0	\$0.00
JULY	2,677.0	\$7,352.02	2,041.0	\$5,624.82	4,362.1	\$11,526.84	0	\$0.00
AUGUST	1,811.0	\$4,981.12	1,076.0	\$2,928.60	3,787.8	\$10,188.00	0	\$0.00
SEPTEMBER	1,496.0	\$4,092.06	1,307.0	\$3,521.42	2,866.1	\$7,650.50	0	\$0.00
OCTOBER	1,171.0	\$3,217.66	971.0	\$2,644.80	2,444.6	\$6,418.73	0	\$0.00
NOVEMBER	776.0	\$2,140.00	884.0	\$2,412.10	1,288.2	\$3,453.48	0	\$0.00
DECEMBER	401.0	\$1,072.66	384.0	\$1,029.30	888.8	\$2,370.28	0	\$0.00
ANNUAL TOTAL	14,391.1	\$39,866.67	11,496.2	\$31,213.29	31,865.3	\$79,176.56	0	\$0.00

#### Rancho El Dorado HOA

YEAR TOTAL INCREASE	2019	2020	2021	2022	2019	2020	2021	2022
WILLAR TO BUDGET	1,851	1,867	0	0	1,851	1,867	0	0
% TO BUDGET	1,124	2,207	0	0	1,124	2,207	0	0
	1,200	2,077	0	0	1,200	2,077	0	0
	2,227	2,794	0	0	2,227	2,794	0	0
	3,223	4,275	0	0	3,223	4,275	0	0
	3,423	3,965	0	0	3,423	3,965	0	0
	4,228	3,740	0	0	4,228	3,740	0	0
	4,228	4,472	2,327	0	4,228	4,472	2,327	0
	3,241	3,362	1,331	0	3,241	3,362	1,331	0
	2,321	1,768	4,027	0	2,321	1,768	4,027	0
	4,120	3,161	0	0	4,120	3,161	0	0
	1,720	2,412	0	0	1,720	2,412	0	0
	8,401	7,640	8,401	8	8,418	8,397	7,111	6,781

Historical Annual Totals	2019	2020	2021	2022
\$/MG	\$2,690.00	\$2,690.00	\$2,690.00	\$2,690.00
%	100.0%	100.0%	100.0%	100.0%



#### 7 Day Forecast

##### Weather for Phoenix, Arizona

More at [Dark Sky](#)

Today	Sat	Sun	Mon	Tue	Wed	Thu	Fri
68° and rising	73°	69°	63°	70°	71°	71°	76°
Clear	50°	48°	42°	43°	38°	31°	36°
Wind: 11 mph (SW)							













