

2019 Irrigation Information and Procedures

For the Senators Community

Sposato Irrigation Company will be serving the community's system again this year. This service includes:

- De-winterization (mid-April)
- Maintaining a community irrigation system (mid-May through mid-October)
- Winterization (mid-late October)

The de-winterization process includes:

- Testing the electrical components of the system
- Inspecting the well
- Installing the transducers
- Energizing the lines with water, and
- Conducting a full system inspection to ensure all heads are working properly.

Irrigation will run from mid-May through mid-October. During this time, Sposato will provide 12 hours of service per week to address issues in the community.

(See Irrigation Policy below)

IRRIGATION PLAN

Our irrigation costs have increased to the point where the HOA must adopt a fiscally responsible plan to both maintain our system and provide community wide irrigation. To achieve this, the HOA has contracted with Sposato to start the system in the spring. Sposato will check that all of the heads are working and make repairs as necessary. During the irrigation season they will repair broken parts as needed. After the initial spring startup is complete, homeowners will be responsible for all desired adjustments to their systems. The HOA's contractor will repair broken parts during the season and winterize at the end of the

season. We have asked the contractor to deal directly with homeowners to adjust their system, move heads, or provide different coverage for growing or for changed landscape needs. This work will be done at the homeowner's expense. The price will be quoted by Sposato before the work is done. It is the executive board's belief that by maintaining the system in proper working order, irrigating our common areas, and providing homeowners with access to a source for any in-yard changes is the best course to follow.

2019 IRRIGATION POLICY

To facilitate the community's understanding of the HOA's planned irrigation policy for 2019 and beyond we propose the following:

During the spring startup the contractor will inspect and make necessary repairs to the entire system.

All heads will be adjusted as needed to ensure they are covering the intended areas. Heads that are being blocked by plant growth, hardscape, furniture, etc. will only be checked to see that they are functioning. Heads that are working, but not watering as intended because of the above mentioned causes will be marked with flags by the contractor to alert the homeowners to what may need adjustments.

After the initial spring start up is complete, homeowners will be responsible for all desired adjustments to their systems. The HOA's contractor will repair broken parts during the season, and winterize at the end of the season.

During the irrigation season the contractor will maintain the system to keep our common areas properly irrigated.

During the irrigation season it will be the homeowner's responsibility to alert the HOA irrigation committee if they believe they have non-functioning heads, broken supply lines, or if they are aware of

2019 Irrigation Information and Procedures

For the Senators Community

nearby common areas not being irrigated. If the heads are broken, the contractor will replace them as part of the HOA's contract.

The irrigation system will run from early- to mid- May to mid-October. The Cycle and Soak watering method will be followed (two 20-minute cycles each night per lawn). Providing a "twice per cycle" watering system will help our clay soil absorb the irrigation with less run off. Once the spring startup repairs are completed, the system will run every other night servicing half of the community. Lawns will be watered every other night (starting at 7pm and ending by 9am the next morning). The same schedule will follow the next day for the other half of the community. However, the cycle times may be adjusted as needed to deal with weather conditions. NOTE: Each house lot has three zones. Flower beds, shrubs and devil strips will also run every other night, however they will run at different times than the lawn cycle.

HEAVY RAIN

In the event of a heavy rain, the irrigation will be shut off in advance and remain off throughout the event and after according to the amount of rain fall. In the event of a smaller rain storm, we will not shut the system down.

SSAB APPROVAL REQUESTS

If you need to relocate equipment to accommodate new landscaping or other home improvement project, instructions will be provided to you in your approval letter from the SSAB. This year, you are free to utilize a vendor of your choice, including Sposato, Sullivan's Landscaping or other licensed irrigation service providers.

REPORTING ISSUES

Email Julie@wilgusassociates.com with your property address and specific issue. (Do not report issues to an on-site Sposato technician.)

Sposato Irrigation will respond within one week – they have service folks in the community 12 hours per week

You will not receive a confirmation that the repair has been made

Extraordinary situations that may require additional time or parts will be reported back to you so you are aware that there may be a delay

If you do not believe your repair was made, please email Julie@wilgusassociates.com so she can verify and respond back to you

Emergencies such as broken main lines or sink holes will be handled on an emergency basis, through the same reporting mechanism.

Sposato Irrigation has provided the following cost guide for common homeowner requests: *

\$45 TO MOVE ANY EXISTING HEAD UP TO 6 FEET

\$30 TO ADD RISERS TO EXISTING HEADS TO GET OVER PLANT MATERIAL

\$55-\$70 (DEPENDENT ON HEAD TYPE), TO ADD A HEAD TO EXISTING ZONE WITHIN 6 FEET OF EXISTING PIPE. PRICING BEYOND 6 FEET IS \$7.50 PER FOOT

*ESTIMATED HOMEOWNER EXPENSES LABOR ONLY