

SPECIAL IRRIGATION ISSUE

Summerhill newsflash



Up-To-Date News for Summer Hill Residents – Vol. 3 Issue 6

New Watering Schedule

S. Crest, S. Vale:

Turf - 2am, SMTuTh - 15min

Drips – Same as turf

Native – Runs 6am to 9am rotating thru areas for 20 to 45 min*

S. Bend, S. Breeze, S. Sage.

Turf: 12 mid, MTWF for 15 min.

Drips-Same as turf

Native- Runs 8am to 11 am rotating thru areas for 20-45 min*

S. Hill Ct., Spring. Crossing, Amber Springs, Autumn Brook & Meadowcrest;

Turf: MWF: runs short bursts at 8 pm, 11 pm, 2am and 5 am.

Drips: 1:15am, 7 minutes, MWF

Native-Runs 8am-MWF for 18-36 min*

Native Areas: Filings 6, 7 & 8, starts at 8 am, M-W-F, 18-36 min*

Filings 1, 4 & 5 – Starts at 6 am and rotates through the native areas until 9am, 20-45 min*

Landscape plants:

Filings 6, 7 & 8 – Starts at 1:15 am M-F and runs for 4 minutes.

Filings 1, 4 & 5 – Same as last year

Common Areas: Same as landscape plants, for all areas.

S.Hill Way – Maxi pods – 1 hour, MTWF

*Times vary per needs in specific areas

Why a Special Irrigation Issue?

With the beginning of the irrigation and growing season in the HOA, residents can help to make sure our beautiful development stays that way. There are many variables with irrigation and landscape plants and the more we all know, the better the outcomes.

Many of you are excellent gardeners with lots of experience. However, it is difficult at times when the watering is outside the resident's control. This issue is designed to provide information on "how the system works" so it can all work better!

"But my plants and grass look dry...hand water or not?"

Mike Bishop, Irrigation manager at WD, gave us the following information:

1. If plants and turf look green or are wet *due to hand watering*, WD assumes the yard is getting enough water and may even reduce watering times.
2. Best course of action is to report dry areas immediately to your E&E to alert WD of the problem.
3. Exceptions: New plants, newly seeded or sodded grass will definitely need your extra hand watering.

Softscape facelift in process

The 2020 winter was hard on landscape plants, and over 40 plants needed to be replaced at a cost of over \$500 plus installation. Sue Polan, Softscape Committee Chair. Linda Griffith and Janet Hassell, Committee Members, spent two days surveying the HOA and a third day purchasing replacement in the first 20' of homeowner's lawns that were dead or dying. Additional

The next day, they coordinated with the WD crew and located the plants in order for them to be put in the ground. And 7-10 days later Sue and Janet did a follow up walkaround to assess the success of the new plantings, and make corrections as needed.

This is the exception to the "No hand watering" rule. New plants DO appreciate additional watering above and beyond the regular watering schedule.

A.I. (Artificial Intelligence) hits HOA Pump House

WD's Mike Bishop tells us that they have acquired a "Smart Device" that will be controlling the irrigation in Filings 6, 7 & 8.

It interfaces with the controllers and the flow meters, sensing if the preset flow amounts are present, have lessened, are geysering, or quit altogether. When a change from the norm is detected, the device analyzes the change for an emergency and if so, can shut off the system to the problem area. This is very helpful on weekends, when it saves the HOA an emergency call to fix the problem.

Right now, Mike is waiting to activate the system until T&S has finished the irrigation system in Filing 8B since the Smart Device would incorrectly respond to the on's and off's of the system related to construction.

T&S expects to be finished with the irrigation setup in early June, and at that time WD can initiate the Smart Device.

We're counting on a more reliable operation with A.I..



Sterile Carp were introduced to the West Pond by Mike Moran on 5/27/21 for weed control. They worked great in the middle pond last year for weeds and odor control. As always, "No Fishing!"

HOA Board Meeting June 10th

On June 10th, the Summer Hill HOA Board will hold its regularly scheduled meeting via Zoom at 6:30 pm. A Zoom link has been sent to all residents. Residents are encouraged to attend. If they wish to discuss a specific issue, they need to let Janet Hassell know by June 8th Call to Order

- 1 Establish a Quorum. Notice of meeting by email and notices on mailboxes
- 2 Approve Minutes of the March 11, 2021 Regular Meeting.
- 3 Pre-Approve Minutes of the April 15th, 2021, Annual Meeting

Status of Haven Hill Pump


At the monthly meeting with WD on 5/27/21, problems with the East Pond pump was discussed. Mike Bishop with WD provided recent history of the pump including multiple shutoffs last year and this year from overload. Ken Stephenson from Haven Hill attended the meeting and provided input from those residents.

A staggered watering schedule has not solved the problem. Thankfully, Haven Hill residents have been able to reset the pump when this occurs, but that is not a satisfactory solution—people go out of town, etc.! Pulling the pump now for servicing by Monroe means a 4–6-week period without any watering capability which is not practical due to the summer heat. Replacing the pump and VFD (variable flow device) would run \$13-15K.

The HOA Board is committed to finding a solution to the pump problem and WD was directed to pull the pump to check impellers, check for leaks, etc., which is tentatively planned for the week of 6/14/21. Residents will be notified when that is scheduled since pulling the pump to check it would take one or two days' loss of irrigation. Pulling the pump doesn't provide detailed results that a service by Monroe would, but is the first step to determine if pump replacement is needed.

In the meantime, thanks to the volunteers who are able and willing to reset the pump to keep it running!

- 5 President's comments
- 6 Old Business
- 7 Financial Report
 - a. Latest financial documents.
 - b. Analysis of contracted and non-contract expenditures.
- 8 Committee Reports
 - a. ACC – Brad Pearson
 - b. Trees – Jan McRae –
 - c. Softscape - Sue Polan
 - d. Landscaping – Mike Moran
 - e. Snow Removal plans – NA
 - f. Eyes & Ears – Harry McDonald
 - g. Irrigation
 - h. Ponds -- Sterile carp in West Pond –
- 9 Other items for discussion
Motion to Adjourn
Next HOA Board Meeting August 12, 2021



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