

The Broadmoor Breeze



Feb 2014

A Publication for the homeowners/residents of The Broadmoor Huntington Harbour Community Association

Broadmoor Irrigation Renovation Program 2014

Dear Broadmoor Community Members

The Home Owners Association in conjunction with the Landscape Committee have approved the first phase of an Irrigation Renovation Program that will “in phases” ultimately refurbish the broken and outdated watering system throughout the complex.

Key justifications for such a project are Water Conservation, Water Cost, Maintenance Cost and Safety.

The Governor has declared a water emergency in California due to the record drought California has ever experienced. Water supplies from Northern California will NO longer flow to SoCal. Although years of conservation have prevented implementation of use restrictions the fact is that the state is running out of water and SoCal water officials have to make some decisions in regard to water use.

City water officials recently conducted a survey at the Broadmoor to determine the number of acres we water. Surveys are being done city and county wide as an element of planning and implementation of a water use program that will set minimum use allowance with substantial cost penalties for over use.

Mulching and reductions in watering time were cited by the city as the first steps in reducing cost and consumption. The Board and Landscape committee have worked with Harvest to that goal but more must be done.

Cost to maintain and repair 30 year old, irrigation systems, damaged building stucco from water exposure, offset and broken streets and walkways due to water over spray and wet substrates. The evidence indicates more water conservation needs to be in place. Walking safety (slipping and tripping) hazards are another result of an out of date system.

Developer's selection and location of many trees and shrubs have been identified as not suited for this site by two studies conducted in 2013 (Harvest Arborists) and in 2006 (Treeco Arborist). Both sources identified nearly two hundred trees that should be removed for a number of reasons. More than 50% of the identified trees have a direct impact on the degradation of irrigation systems and hardscape around the community.

30 + years of age, poor plant material selection, and lack of preventative maintenance have resulted in compression of water lines by maturing plant root systems that shift soil and hardscape, coupled with an untold number of repairs that decrease efficacy were identified following the evaluation of the irrigation system in 2012 by Harvest.

Displaced water from hundreds of out dated sprinklers combined with the force of mature tree and shrub root systems have created settling and movement of hardscape. Pooling water and un-level walking surfaces pose slipping and tripping safety concerns. Water runoff, combined with the force of mature tree and shrub root systems, are significant contributors to the degradation of the sidewalks and streets.

Proposed Solution

Water conservation can be achieved by Drip Irrigation technology. Combined with mulching, Drip Irrigation saves water by directing water to the soil around plant roots and not into the air and onto the walking and driving surfaces. Drip irrigation technology allows flexibility for adjustment as plants grow and better managed Fertilization.

Improvements in materials provide an irrigation system that will last for years, conserve water, and save dollars.

Approach to the Project

Because of limited funding and in order to reduce disruption to owners the **Irrigation Renovation Program** would have to be broken into sub-project sites based on inspection of location, condition, valuing controls, and consideration to impact watering is having on streets and sidewalks nearby.

Potential site locations can be based around control valve locations. Harvest has identified 4 main watering systems each having a number of time controlled valves with each of the 4 main systems.

Working with harvest the **Irrigation Renovation** committee would work out each location and develop a Project Plan for each to be reviewed by the Landscape and facilities committees before approval of the BOD.

All Plant material would be removed and soil cleared of roots. Plant material that can be saved will be relocated.

NOT all trees will be removed. Trees identified for removal will be evaluated before any decision is rendered.

Broadmoor Maintenance will add, repair or replace drains and lighting as directed before replanting in conjunction with work done by Harvest.

First Site Selection - POOL

The area around the pool is thought to be a high member and visitor visibility area, and as such first impressions to potential home buyers and owners in from a day's work enforces the importance of its curb appeal.

This area has a potential long-range savings in terms of money to be spent to implement repairs of hard scape, pool walls and decks, pool, sidewalks, parking pads and retaining walls that make up the patio enclosures of the lower condo's at each end of the buildings. Bid ticket repair cost will emerge if failure to prevent further damage driven by aggressive root systems and over application of water continues.

This location is seen as a high traffic area for walking and pool access. Slipping hazard caused by pooling of water on walking surfaces is a concern. Uneven surfaces present a tripping potential that will continue if aggressive root systems are not put in check .

Inspection of the area around the pool indicates;

- Ficus and Pepper tree root systems are causing damage to sidewalks (tripping hazard), retaining walls, the wall around the pool, parking pads and contribute to the cracking of the pool deck most likely the result of the massive and invasive roots from the trees.
-
- Watering system is no longer efficient. Large amount of water are deposited onto the walking surfaces due to sprinkler type and location in short order.
- Dense root packed soils cannot absorb water and do not allow proliferation of ground cover or small plants.

- Overall appearance is poor no verity. Poor utilization of space.
- Large shrubs along sidewalks create a confined passage and block light to smaller plants and are over powering the space.
- Planting areas are not conducive to the laired planting theme with an open feel.
- Limited small plant verity and color.

Project Plan for site one - Pool

- This project needs to start by the end of March 2014 in order to start planting in early spring to assure plant material has the best chance to acclimate.
- Savings resulting from proper management of 2013 landscape budget will be used to fund this project.
- It is not possible to rebuild the irrigation system without impacting existing plant material due to the maturity of the intertwined root systems.
- Harvest will be removing plant material including identified trees, strip soil of roots, amend soil and replant. 8 Ficus and one Pepper tree will be removed and replaced with trees that better fit the location and will not continue to damage the hard scape. Trees for removal will be marked at the base with white paint.
- The project does not include removal of any hard scape at this time.
- Drains, lighting, stucco repair, and painting would be done our maintenance team prior to planting.
- The following is a description of the area to be renovated:
 - Front of the building located behind the pool and part of the tennis court along Martin and down the parking side of the pool.
 - This project encompasses rebuilding all planting beds by stripping mature roots to make way for replacement irrigation system, drains, and lighting.

- Only mature Ficus and Pepper trees would be removed. Other mature trees and palms stay in place.
- Smaller plants that can be moved will be reused.

	TASK	NOV	DEC	JAN 2014	FEB	MAR	APR	MAY
1	Draft justification & plan	10/15/13	Revised 12/6/13	Revised 1/1/14 Revised 1/22/14				
2	BOD Meet with to review site and initial plant material plan		12/14 complete					
3	BOD approval of Irrigation project.			1/15/14 Complete				
4	Issue Notification to Harvest authorizing start of Project in accordance to plan.			1/22/14 OPEN	2/20/14			
5	BOD Develop tree removal notification letter			HOA – ASAP OPEN	OPEN			
6	BOD issue notification letter to specific owners of tree extraction.			Week Following HOA Meeting	OPEN			
7	Committee Meet to develop and approve plant material Plan			1/23/14 Complete				
8	Submit committee approved Plant plan to board				2/11/14 OPEN			
9	BOD Approve Planting plan			2/13/14 OPEN	2/12/14			
10	Create a planting drawing include pics - Harvest			1/22/14 complete				
11	Meet with Harvest to set Schedule for Tree and plant material removal			1/22/14 complete				
12	Remove trees, shrubs, roots				2/24/14	3/07/14		
13	Install drains				2/24/14 OPEN	3/14/14		
14	Select lighting and install				2/24/14 OPEN	3/14/14		
14	Repair and paint stucco				2/24/14 OPEN	3/14/14		
15	Order plant materials				2/14/14 OPEN			
16	Stage plant material FOR COMMITTEE review					3/10/14 to 3/14/14		
17	Install irrigation system					3/17/14		
18	Plant and Mulch					3/17/14 to 3/19/14		
19	Inspect project					3/22/14		
20	Close out project					3/23/14		