



WESTERN GARDENS SPRING NEWSLETTER

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Volume 4, Issue 1— March 2011

Reducing irrigation costs at your property

Irrigation is the number one issue for communities throughout San Diego County. Since 2008 irrigation costs have gone up approximately 50% throughout the county. An irrigation budget of \$27,000.00 per year in 2008 will now cost the association or apartment community \$40,000.00 in 2011. This is a reality that the management company, the owner, the association or apartment community must work with. Raising dues, assessing members and or increasing rents may not be a solution or an alternative for the management or owners.

Western Gardens recently reduced the irrigation usage at an HOA, over a four month period by 90% and in the summer months, 30-50% at most of their properties. If you would like copies of these bills to prove our savings to our clients, please email me at robert@westerngardens.net.

We have a proven program to reduce the irrigation at your property, follow the steps below:

- Give your irrigation manager a yearly irrigation budget to follow.
- Give your irrigation manager exact copies of the monthly irrigation bills
- Instruct your onsite irrigation manager to meet or beat your yearly irrigation budget.
- Have your irrigation manager read the irrigation meters weekly to determine usage.
- Have the onsite landscape maintenance crew trim around all irrigation heads.
- Check the irrigation controllers a minimum of Monday and Friday.
- Begin installing MP Rotator Nozzles, a 50% reduction in irrigation.
- Install ET Weather Based Irrigation Controllers, we recommend Weathermatic, a 25% reduction in irrigation.

Reducing irrigation at your property to meet your budget

needs is not as simple as turning the irrigation off. We must conserve irrigation intelligently and scientifically, preserve the life of the plant material, maintain the property value and the curb appeal, and most importantly plant drought tolerant

plants that will be used as erosion control for the upcoming major rains. 2011 is the 4th year of increased rainfall of an estimated 12" for the year. 2012 will bring stronger rains and forecasted 15" of rain, creating floods and landslides. Intelligent irrigation conservation and erosion control will be a must for your community to protect your client and your investment.



Western Gardens has a CLCA Certified Water Manager and EPA Watersense Partner, Irrigation Technicians, an Irrigation Conservation Award, and we have saved our clients and San Diego County millions of gallons of water by applying our irrigation conservation program to all the properties we manage.

Please contact me for information regarding irrigation conservation and erosion control with drought tolerant plants.

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