



January 2023 Landscape Management Update



Bell West Ranch Homeowners Association

- Landscape Management Update
- Cutbacks
- Turf Management Program
- Tree Management Plan
- Yearly Landscape Calendar
- Water Management
- Irrigation Reno Plan
- Strategic Planning Information
- Community Map



Bell West Ranch Homeowners Association

Maintenance Update

Maintenance

- Crews working their maintenance service cycles
 - Crew is currently working in the orange section
 - Focus on raking, blowing and detail work
 - Cleanup tree suckers
 - Lifting trees up to 10 ft
 - Blowing out debris
 - Monitoring/changing trash and bags
 - Weeds are being sprayed and or removed
- Completed several work orders throughout the month for various items
 - Storm drains cleaned out through out the property
 - Reset breaker to monument lights
- Turf Management Program Applications
 - Pre-emergent completed in December
- Cutbacks
 - November – Birds of Paradise
 - December p- Oleanders
 - January - Sages
- Winter Flowers at Monument
 - Snapdragon's and Geranium's
 - Flowers have been fertilized
 - Section of snapdragons were eaten or ripped out, they have been replaced

Tree Management

- Annual tree trimming - Completed April 21st
- Annual palm tree trimming – Completed June 22nd
- Large down trees from monsoon storms cleaned up

Irrigation and Water Management

- **We are currently \$22,304 under budget year to date**
- Irrigation tech has been doing his system checks weekly
- Water to Bermuda turf has been reduce for winter

Enhancements

- Irrigation Renovation Phase 3 was completed
 - Phase 4 is scheduled for Mar 2023 – **On Schedule to be completed by March 2023**

2023 Landscape Management Budgets

- The budget and tree plan have been completed and submitted to management





Bell West Ranch Homeowners Association

Maintenance Update



Rejuvenation Cutbacks

Rejuvenation cutback is a renewal pruning practice that involves the reduction in the plant's size to 12-18".

Why do we do a rejuvenation cutback?

When a plant continuously gets shear pruned year after year they become very woody within the plant and outgrow their intended space. (See figure 1)



(Figure 1)

The outer growth of sheared plants (such as in Figure 1) creates a barrier that prevents light and air from penetrating. This in turn causes the inner growth to stop producing leaves and begin to die. The inner dead wood is weak and can be an entry point for insects and diseases that may be the cause to the plant's demise. The shearing pruning practice also requires more maintenance and lowers the aesthetic value of the plant by continuously removing the outer growth and flowering capability.



(Figure 2)

Rejuvenation cutbacks began mid-winter to early spring when the temperatures are still cooler. (See figure 2) Once the cutback is completed we will be increasing the water to the plants for a few weeks to give the plants adequate water and nutrients. The dramatic cutback will encourage the remaining limbs to promote new, vigorous growth, and improve the aesthetic value of a landscape with a more natural flowering plant cycle throughout the year. (See figure 3 and 4)



(Figure 3: 30-60 days)



(Figure 4)



Weed Control on Schedule

ProQual Turf Management Program												
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEP	OCT	NOV	DEC
Granular Fertilization - Balanced Fertilizer						included					included	
Specialty Spray - Foliar Fertilizer	included	included	included	included	included		included	included				included
Weed Control (Turf)	included						included					
Aeration of turf					included							
Soil Amendment Application					included		included	included				
Premium Organic Nutrients					included		included	included				

TURF PRE AND POST EMERGENT

Client: Helena Agri-Enterprises, LLC (Phoenix Specialty) Paul Goolsby 1035 South 63rd Ave. Phoenix AZ 85043	Grower: Pro Qual Landscaping- Phoenix, Az Property- Club West	Report No: 19-014-0839 Cust No: 20782 Date Printed: 01/15/2019 Date Received: 01/14/2019 PO: Page: 3 of 4						
Lab Number: 02706	Field Id:	Sample Id: Club W3						
Test	Method	Results	SOIL TEST RATINGS					Condensed Carbon Exchange Capacity
Soil pH	1:1	7.7	Very Low	Low	Medium	Optimum	Very High	23.9 meq/100g
Buffer pH								% Saturation
Phosphorus (P)	M3	17 ppm						K meq meq
Potassium (K)	M3	81 ppm						X 0.9 0.2
Calcium (Ca)	M3	4139 ppm						Ca 86.4 26.6
Magnesium (Mg)	M3	284 ppm						Mg 6.9 2.4
Sulfur (S)	M3	96 ppm						H 0.0 0.0
Boron (B)	M3	2.1 ppm						Na 2.7 0.7
Copper (Cu)	M3	1.7 ppm						K:Mg Ratio: 0.99
Iron (Fe)	M3	24 ppm						Ca:Mg Ratio: 8.79
Manganese (Mn)	M3	42 ppm						
Zinc (Zn)	M3	5.5 ppm						
Sodium (Na)	M3	150 ppm						
Soluble Salts								
Organic Matter	LOI	3.6% (NPI 118)						
Nitrate Nitrogen								

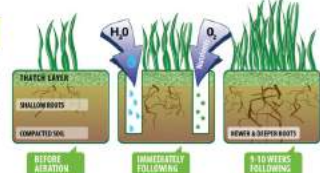
Turf Management Program

The sustainable turf management practices of aeration and amending the soil will greatly improve health and look of your turf. These practices result in a more fertile soil, which allows for increased nutrient consumption and promoting stronger root systems, while using less water.



Aeration

Aeration is the process of using mechanized equipment to puncture the soil. This vital process is performed to improve drainage, loosen the soil, reduce turf compaction, help with thatch buildup and to improve the penetration of water and nutrients.



Amendments & Wetting Agents



A soil amendment is added to improve the overall soil composition. In Phoenix, where our water is high in salts, soil amendments are added to break up the salt bonds within our soil. By breaking up these chemical bonds, nutrients become readily available for consumption by the roots.

Organic Nutrients

Soil that is rich in organic matter and microorganisms is able to hold more water and nutrients in the soil. By adding organic nutrients to the soil, the roots of your lawn will become deeper and the need for frequent irrigation will decrease. The end result is a lawn that is healthier, more drought resistant... and that looks great too!



2023 Annual Tree Management Trimming – **On Schedule for April**



Bell West Ranch Tree Management

Trees

	2022	2023	2024	2025	2026	2027	2028
Arizona Ash (2)				X			
Blue Palo Verde (102)	X		X		X		X
Chinese Elm (133)	X		X		X		X
Desert Museum (2)	X	X	X	X	X	X	X
Fan Tex Ash (75)				X			
Honey Mesquite (58)	X		X		X		X
Olive (58)		X			X		
Mesquite (219)		X		X		X	
Mexican Fan Palm (59)	INCLUDED	INCLUDED	INCLUDED	INCLUDED	INCLUDED	INCLUDED	INCLUDED
Palo Brea (75)	X		X		X		X
Sweet Acacia (117)		X		X		X	
Total	\$25,393.00	\$34,274.00	\$30,218.00	\$36,606.00	\$35,537.00	\$32,244.00	\$32,249.00

Streetscapes

	2022	2023	2024	2025	2026	2027	2028
Blue Palo Verde (57)	X	X	X	X	X	X	X
Chinese Elm (6)	X	X	X	X	X	X	X
Honey Mesquite(27)	X	X	X	X	X	X	X
Palo Brea (69)	X	X	X	X	X	X	X
Sisso (2)	X	X	X	X	X	X	X
Sweet Acacia (1)	X	X	X	X	X	X	X
Total	\$10,708.00	\$12,607.00	\$12,822.00	\$13,038.00	\$13,253.00	\$13,469.00	\$13,684.00

	2022	2023	2024	2025	2026	2027	2028
Yearly Total	\$36,101.00	\$46,881.00	\$43,040.00	\$49,644.00	\$48,790.00	\$45,713.00	\$45,933.00

# of Trees	1,486	Total Estimated Value of Trees	\$3,715,000.00
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Landscape Management solutions to increase value to your community!





Bell West Ranch Homeowners Association

Sustainable Landscape Management – Seasonal Pruning

Shrub Maintenance & Pruning Practices

ProQual Landscaping uses the Sustainable Landscape Management practices, according to the Arizona Landscape Contractors Association. This includes Seasonal Hard Pruning and Renovation Pruning techniques, based on our Annual Landscape Calendar. This supports and encourages flowering of our beautiful desert adaptive shrubs, which helps us achieve our goal to improve the appearance of your community.

Yearly Landscape Calendar

Every one of our communities, get a customized Yearly Landscape Calendar. This calendar helps us to manage our teams, make sure they have the tools they need to perform the work required during the year.

Proactive vs Reactive

This customized Landscape Calendar is also a great tool to ensure we are doing the correct process, at the right time of year, using the proper equipment... to ensure we yield the best results!



Yearly Landscape Calendar - Bell West Ranch

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC													
Turf																									
Turf Fertilizer		X	X	X	X				X	X	X	X													
Organic Fertilizer					X	X	X	X				X	X	X	X	X									
Soil Amendments				X	X	X	X																		
Granite Pre-Emergent	X	X	X	X	X	X						X	X	X	X	X									
Turf Aeration					X	X	X	X	X	X	X	X													
Summer Turf Weeds Pre-Emergent				X	X	X	X	X	X	X	X	X													
Turf Weeds post emergent	X	X	X	X	X	X	X	X	X	X	X	X													
Reduce mower heights to 3 inches	X	X	X	X	X	X	X	X	X	X	X	X													
Reduce mower heights to 2.25 inches			X				X			X		X													
Reduce mower heights to 2 inches				X			X			X		X													
Reduce mower heights to 1.75 inches				X			X			X		X													
Reduce mower heights to 1.5 inches				X	X	X	X	X		X		X													
Reduce mower heights to 1.25 inches										X		X													
Winter Overseed										X	X	X													
Shrubs																									
Service Cycle Section	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	
Seasonal Flower Change-out						X	X										X	X							
Calvert Clean-outs			X																						
Cutbacks - Sage	X	X	X	X																					
Cutbacks - Grasses	X	X	X	X																					
Cutbacks - Lantana			X	X	X	X																			
Cutbacks - Bougainvillea			X	X	X	X																			
Cutbacks - Mexican Birds																					X	X	X	X	
Cutbacks - Fairy Dusters					X	X	X	X																	
Cutbacks - Cassia's					X	X	X	X																	
Cutbacks - Oleanders																						X	X	X	X
Cutbacks - Yellow Bells					X	X	X	X																	
Cutbacks - Baja Ruellia					X	X	X	X																	
Remove Red Yucca Stocks									X	X	X	X													
New Shrub Planting			X	X	X	X	X	X	X	X	X	X													



Landscape Management Solutions to increase the value of your community!



Bell West Ranch Homeowners Association

Water Budgeting and Water Usage

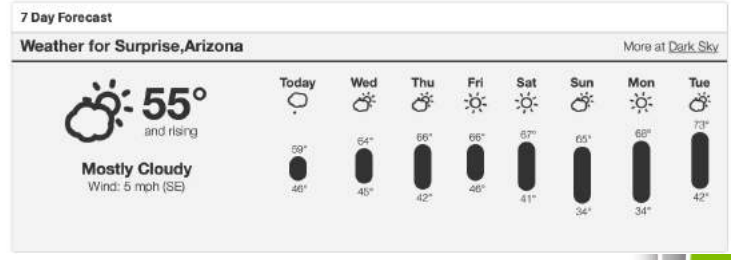
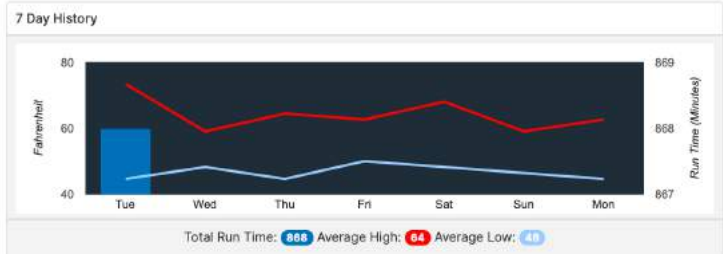
2022 Water Tracker

Monitoring and updating the water usage on a monthly basis

Rain Fall: 2019 – 6.18 ☁️ 2020 - 3.97 ☁️ 2021 – 7.11 ☁️ 2022 – 3.73 ☁️

Bell West Ranch HOA 18224 North 168th Avenue, Surprise, Arizona 85374

New Controller



2022 Water Management Worksheet

	SQ FOOTAGE	AREA	DENSITY	ACREAGE	COST PER KGALS
TURF SF	544,500	28.7%	100%	12.5	\$5.88
PLANT SF	1,350,360	71.3%	15%	31.0	
TOTAL AREA	1,894,860		TOTAL	43.5	

MONTH	Turf Budget		Plants Budget		Total Budgeted		Actual Usage	
	WATER BUDGET (KGAL)	COST PER MONTH	WATER BUDGET (KGAL)	COST PER MONTH	WATER BUDGET (KGAL)	WATER BUDGET	ACTUAL KGAL	ACTUAL COST
JANUARY	829.4	\$4,876.62	133.8	\$904.47	983.2	\$5,781.09	209	\$3,152.17
FEBRUARY	1,028.7	\$6,048.69	190.8	\$1,121.85	1,219.5	\$7,170.54	303	\$3,589.80
MARCH	1,585.3	\$9,321.57	336.0	\$1,975.85	1,921.3	\$11,297.42	285	\$3,617.56
APRIL	2,211.3	\$13,002.58	468.7	\$2,756.10	2,680.0	\$15,758.68	2,382	\$12,932.85
MAY	2,834.2	\$16,665.28	751.0	\$4,415.59	3,585.2	\$21,080.87	3,739	\$19,445.50
JUNE	3,052.2	\$17,947.23	808.7	\$4,755.25	3,861.0	\$22,702.47	4193	\$21,627.63
JULY	2,865.4	\$16,848.42	759.2	\$4,464.11	3,624.6	\$21,312.53	4831	\$23,039.43
AUGUST	2,522.8	\$14,833.93	668.4	\$3,930.36	3,191.2	\$18,764.29	2642	\$13,556.57
SEPTEMBER	2,086.7	\$12,270.04	442.3	\$2,600.83	2,529.1	\$14,870.87	3081	\$15,472.48
OCTOBER	2,113.4	\$12,427.01	313.6	\$1,843.87	2,427.0	\$14,270.89	2463	\$12,799.96
NOVEMBER	1,010.9	\$5,944.04	187.5	\$1,102.44	1,198.4	\$7,046.48	921	\$6,224.36
DECEMBER	701.2	\$4,123.15	130.1	\$764.72	831.3	\$4,887.87	240	\$3,430.22
ANNUAL TOTAL	22,841.6	\$134,308.56	5,210.1	\$30,635.44	28,051.7	\$164,944.00	25,289	\$ 138,897.55



Bell West Ranch HOA

YOY TOTAL (KGALS)				RAINFALL			
2019	2020	2021	2022	2019	2020	2021	2022
448	970	770	209	0.74	0.19	0.68	0.12
255	1,074	672	308	1.70	1.34	0.00	0.28
202	771	911	285	0.55	0.91	0.37	0.15
799	2,050	1,172	2,382	0.09	0.08	0.01	0.00
1,640	2,849	3,123	3,739	0.10	0.00	0.00	0.00
4,275	4,287	4,027	4193	0.00	0.00	0.17	0.32
3,811	5,119	3,660	4831	0.17	0.10	1.73	0.21
4,484	5,144	1,787	2642	0.24	0.90	1.54	0.91
3,584	2,078	3,105	3081	0.25	0.00	0.76	0.79
853	1,173	1,694	2463	0.00	0.00	0.32	0.95
5,874	5,481	677	921	1.55	0.00	0.00	
1,512	741	340	240	0.70	0.45	1.53	
27,737	31,737	21,839	25,289	6.18	3.97	7.11	3.73



GOAL

YTD TO BUDGET	YOY DIFF +/-
-\$26,046.45	\$ 23,699.35
Historical Annual Totals	
2019	\$ 150,666.41
2020	\$ 157,476.86
2021	\$ 115,190.20
2022	\$ 138,897.55



***BUDGET BASED ON IMPLEMENTING A LANDSCAPE WATER MANAGEMENT PLAN AND TECHNOLOGY
***AVERAGE RAINFALL IS BASED ON 6" ANNUALLY

****We are currently \$26,046 under budget year to date****

5 Year Irrigation Plan

Original Irrigation Plan put together back in 2019



**Completed
3/2022**

**Completed
3/2020**

**Completed
3/21**

1	Completed 3/21
2	\$ 38,680.45
3	\$ 62,594.67
4	Completed 3/22
5	Completed 3/20

Revised Irrigation Plan Final Areas To Be Completed



	2023 - \$67,531
	2024 - \$58,925
	2025 - \$63,517

As you know, we've had record inflation over the last 24 months.

ProQual Landscaping has seen the following increases:

- 97% increase in fuel.
- 200% increase in PVC Pipe Schedule 40
- 31% increase in irrigation parts
- 18% increase in labor rates

****2-year warranty after final phase is completed****

Original irrigation project put together back in 2019 for \$275,022.72

Current market rate for project is \$823,200. **That's \$532,565 SAVINGS!!**

Strategic Planning – 5 year Enhancement Plan

Item	2020	2021	2022	2023	2024
Upgraded New Smart Controller's	Completed -Included (Value of \$45,000)				
Irrigation Reno Phased Plan	Completed Phase 1 \$56,743.00	Completed Phase 2 \$80,875.50	Completed Phase 3 \$36,129.1	On Schedule Phase 4 \$62,594.67	Phase 5 \$TBD
Turf Reduction	Completed Halifax Basketball Court		On Schedule 3 Locations \$40,216		X
Boulder Install along Eastham				TBD	
Plant replacement				TBD	TBD
Tree replacement					TBD

Granite: 31 acres
 Turf: 12.5 acres
 Trees: 1,495 (including palms)
 Irrigation Controllers: 19
 Irrigation Valves: 294
 Sprinkler Heads: 1152
 Backflows: 18

Value of Common Area Landscape:
\$9,900,000



Goal: Provide Landscape Management Solutions to Increase the Value of your Community!

BELL WEST RANCH HOMEOWNER'S ASSOCIATION

