

## **ARE YOUR SPRINKLERS COSTING YOUR FELLOW HOMEOWNERS MORE MONEY & creating Health risks?**

- Did you know that part of YOUR HOA dues is used to maintain our streets?

The City of Mesa does not maintain our streets. Why is this important? Read on.

- Our streets are privately owned by the HOA...your HOA.
- Excessive water from sprinklers that runs off of the sidewalk onto the street causes real, premature damage to our streets. This means more funds from HOA dues will be needed to make more frequent repairs.
- **Pools of water: mosquito eggs are laid on the surface of standing water & continuous reproduction cycles occur as long as water stands. (Health Dept.)**
- Excessive water from sprinklers is a violation. Homeowners who ignore warnings will be cited for violations. Consistent standing water will be reported to the health dept.
- Good news!! You can help prevent this premature damage and avoid being cited.
- To prevent this damage, please do the following:
  - Inspect and maintain your sprinklers, regularly
  - Repair broken sprinklers OR replace sprinklers with a different style that sprays less water and more accurately.

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Here are concerns we've heard from a few homeowners regarding their **excessive** sprinkler runoff:

Concern #1: Water runoff from sprinklers is unavoidable. My sprinkler contractor told me so; therefore, it is unfair for the HOA to make this a violation.

Response: What is most unfair is for a handful of homeowners to be allowed to have **excessive** sprinkler runoff that results in increased street maintenance costs to all homeowners and increased health risks.

Concern #2: I have done everything I can possibly do to fix my sprinklers and it hasn't worked. So, there's nothing more I can do!

Response: Consider a different type/style of sprinkler head altogether. We have noticed that far too many owners are using sprinklers that are better suited for golf courses, NOT small lawns in our community. The result of using sprinklers that are ill-suited for smaller lawns is excessive water runoff.

**For a detailed explanation of the problem, cost and solution to excessive sprinkler run-off, please read the information on the next 2 pages of this BULLETIN.**

**EXCESSIVE SPRINKLER RUNOFF - THE PROBLEM, COST AND SOLUTION**  
**THE FIRST STEP TO AVOIDING SPRINKLER RUN-OFF, IS AWARENESS OF THE PROBLEM!**

**DID YOU KNOW**

- Town Square Streets are privately owned by the HOA & maintenance is the responsibility of the HOA (Homeowners). Maintenance funds come from your HOA fees and NOT the City of Mesa.
- HOA Board responsibility: monitor street condition, budget for & schedule continuing maintenance.
- Ongoing maintenance is critical to avoid total replacement costs which would require a special (financial) assessment of the homeowners. The Board takes this fiscal responsibility serious and have been on a recommended schedule of every 4 to 5 years.
- Last maintenance 2019      Next maintenance projected 2024
- Maintenance costs have increased drastically. 2021 thru 2023 quotes for maintenance & repairs - \$15,000 (asphalt-based sealer) to \$24,000 (polymer-modified)

**CAN WE AFFORD THESE REPAIRS NEXT YEAR?**

Our current reserve balance: \$25,190. Street maintenance will take the majority of our cash reserves. Building the reserve cash for the next street maintenance is becoming a challenge the Board is discussing.

Board Decision: Due to the vast differences in quotes, it was decided that a non-biased Asphalt Consultant should be contacted to determine the actual state of our asphalt and the best type of sealing, crack repair, etc. for our streets as well as what is required to mitigate damage and avoid unnecessary repairs.

- **Consultant Statements:**
  - Next seal coat & crack sealing: should be scheduled for spring 2024.
  - Recommended sealer: - asphalt-based pavement sealer (the \$15,000 quote)
  - Resolve before investing money in repairs: A couple of corners are especially damaged, largely due to constant standing water from sprinklers overrunning onto the streets.

**SPRINKLER RUN-OFF - WATER & ASPHALT DON'T MIX**

In our community we have noted areas where sprinkler overrun into the streets is resulting in consistent standing pools of water. If your sidewalks and/or driveway is getting *more than the edges* wet this is a sign that your sprinkler system is set up wrong or has problems.

**Consequences of standing water & sprinkler overrun:**

- Water is one of asphalt's "natural enemies". Standing puddles of water will wreak havoc and slowly breaks it down, breaking the bonds between the asphalt binder and the rocks and sand, causing potholes to form – *more cost to the HOA (homeowners)*.
- Breeding ground for mosquitoes: eggs laid in standing water can hatch in a little as 24 hours. At risk for West Nile virus among many others mosquito borne viruses.
- Locations with standing water are far more likely to support rat, and other rodent, activity
- Constant sprinkler overrun on cement (sidewalks & driveways) will stain the concrete, especially with our extremely hard water.
- Stagnant pools of water are simply unsightly, not helping the neighborhood curb appeal!

**Solution: Like any mechanical system, sprinkler systems require *regular* maintenance by homeowner**

- Turn on sprinklers, walk your property & check for:
  - pools of water or wet areas on driveway, sidewalks, street

- missing or misaligned sprinklers
- water pooling at the base of the sprinkler head
  
- Ensure sprinklers are directing water to the landscape only! Check to ensure the sprinkler heads are appropriate, such as a 90-degree spray in a corner as opposed to 180 degrees
  
- Run-off will occur when **water is applied too fast**, or in too great an amount. Decrease watering time & increase frequency, this is called "*cycle and soak*". Southwest soil has very small pore spaces & is slow to accept water, promoting water run-off when the sprinkler continues to run but water is not soaking in (this is more noticeable on a slope). Adjust the timer to run for multiple, separate, daily irrigations of shorter intervals, allowing time for the ground to actually absorb the water without running off the soil surface. The goal is to allow the water soak down to 6 – 8 inches into the soil. This depth is ideal for lawn areas and promotes the growth of deep roots. Roots that grow deep into the soil will create grass that is stronger, healthier and better able to withstand the brutal heat of summer. Because watering deeply keeps moisture in the root zone longer you won't need to water as often. On the other hand, shallow watering produces soil that dries out quickly and creates grass and root growth that is weaker and less dense allowing competition from weeds.

**With proper attention sprinkler runoff, and standing pools of water, can be avoided.**

Finally, a quote from The City of Mesa Stormwater Management: “**Only Rain Water in The Storm Drain!**”

The purpose of the storm drain system is to protect against flooding and water damage by quickly removing rain water from our streets. This water gets no treatment & irrigation runoff picks up pollutants that are accumulated & carries them all the way to the nearest storm drain which ultimately drains into washes, lakes, retention basins, community parks, and can even make its way into the Salt and Gila rivers

Homeowners are responsible for proper sprinkler system maintenance & avoiding standing water consequences. Please, let's all do our part to conserve our funds, save water & avoid inviting mosquitoes & rodents.

City of Mesa watering booklet: [https://wateruseitwisely.com/?r3d=landscape-watering-guide-flipbook&utm\\_medium=email&utm\\_source=govdelivery](https://wateruseitwisely.com/?r3d=landscape-watering-guide-flipbook&utm_medium=email&utm_source=govdelivery)