

First Quarter 2023 Irrigation/Landscape Update. 2/22/2023

Irrigation Update: Redlands Water & Power expects to put water in the canal starting April 17, a little later than usual. You should plan on irrigation starting April 24 once debris has been filtered out of the system. We are installing a fan in the pump shed to control moisture buildup during the winter, but it will also assist with keeping a lower temperature inside the shed during the hot months.

Pond Update: I spoke with Paul Horbetz from HiRiver Construction, the company that performed the cleanout of the pond in 2019-20. As has been discussed before, they suggested a five year cleanout in 2024, which would be a much smaller operation than the one from 2019. This will clear the sludge out of the pond and eliminate the need for the much larger cleanout which would happen if the pond was left for a long time frame. They have a special machine they can use for smaller cleanouts. We discussed if a partial drain should be done in 2023 to determine how much sludge is currently in the pond; however, because we have had only very few problems with sludge filling the lines, he does not think we need to do that. He discussed a method of measuring that the HOA itself can do using a small boat and a pvc pipe. We are looking into that. It would be good to not have to hire Bookcliff and HiRiver to do the partial drain since it is not really necessary.

Projects for the Year: Focus will be weed and invasive plant controls and tree care, although we do have a couple small landscape projects including the corner at Snow Mesa Lane and Seasons Drive. We will continue to focus on removal of pampas on Berm 4 and Seasons Drive. The issue is not just removal as we need to re-install weed barrier and rock to prevent more pampas from growing. Alpine Tree Service has put together a comprehensive plan to cover the pines at the entrances and on Berm 4—the areas with the biggest problem; focus will be on prevention of insect and fungus damage, as well as strengthening the roots of the trees which contributes to a healthier plant. The cost of the preventive tree service will be more than we have spent on a yearly basis in the past, but some treatments will last 2 years. Alpine Tree Service will also be evaluating spruces on Berm 4 on an individual basis and we will continue to service the ash trees at the front entrance and the pines at High Tiara entrance. With the dry years we've had, some pines are not looking good and need assistance. The extra moisture we have received this year will certainly be a big help. Alpine will be able to provide not only insect and disease control, but can also assist with trimming as needed.

With CIC Property Management coming on board, we will be orienting Christine Sartoris to our Filings and common areas with the expectation that she will be playing a larger role in managing landscape and irrigation vendors.

Submitted by Linda Spinner