

February 23, 2007

**To: Board of Directors**

Jim Eriksen  
Robert Taylor  
Adriana Seaman

**Architectural Committee**

Karen Ballard  
Donna Eriksen  
Casey Holscher  
Karen Kilianek  
John McGann  
Bonnie Oberg  
Greg Seamen

**From:** Gary Holscher and Marcos Sola Cruz

**Subject:** Assessment of Sprinkler System, Periphery Grounds and Signs

- I. **Assessment:** Early in February, Gary Holscher and Marc Sola Cruz inspected the sprinkler system, the grounds and the sign areas in order to assess the condition of the same. We found the following problems:
  1. **Defective Valves:** The valve for Sector 3 was stuck in the open position. This caused Sector 3 sprinklers to operate, in addition to the sprinklers of Sectors 2 and 4, whenever Sectors 2 or 4 were supposed to operate by themselves. Since there were too many sprinklers on at a time (twice the normal number), the pressure was very low and the volume of water being sprayed was very low in both Sectors 3 and 4.
  2. **Misaligned and Maladjusted Sprinklers:** Many of the sprinklers were misaligned. They were not spraying the grass and instead were spraying the fence. Many required that their range be adjusted. In addition, some sprinklers are leaning to the back or to the side.
  3. **Broken and Buried Sprinklers:** Some sprinklers were broken and some are buried. Some of these sprinklers were probably damaged by the grounds maintenance company. They may have been hit by the grass cutting equipment. Others simply stopped operating due to age. The latter applies primarily to sprinklers that ceased to oscillate and remained stationary. We anticipate a high rate of failure for the sprinklers that have not yet been replace due to their age.

## **The Terraces Homeowners Association**

4. **Location of Valves:** We could not find the valves for Sectors 2 and 5. Sector 2 is the first one from the corner of Parkway toward the West. Sector 5 is the one extending from the Terraces sign on Croton, North to the boundary with Villa España.

5. **Condition of the Grounds:** The following is an assessment of the condition of the grounds:

a) **The Lawn:** As can be inferred from the preceding, much of the area in the periphery of The Terraces was not being watered. The end result is that in many areas, is that the grass died. In some areas there are only weeds and in others there is only sand.

b) **The Trees:** The trees on Croton do not look attractive at all. This is the result of the work done by FPL to have the trees clear the power lines. These trees will never be an attractive part of our landscaping, since FPL will continue to trim them as soon as the branches get close to the power lines.

Pine trees on Croton Road are growing and will eventually require periodic trimming. Having them trimmed by professionals is an expensive proposition, since it would be a recurring expense. Removing the trees, before they grow tall, is an alternative.

c) **The Signs:** The signs require repair. Some of the blocks and stucco around the base (Croton entrance) have cracked. The paint is faded and stained in some areas.

II. **Work Performed:** The following work has been performed to date:

1. **Problem Corrected:** Sector 3 valve was replaced. All sector valves now operate independently of each other. One of the remaining valves appears to be defective and may also require replacement.

2. **Sprinklers Repaired:** The necessary sprinklers were purchased and all broken and defective sprinklers were replaced. In addition, plastic protective sleeves were installed around the sprinklers that were replaced.

III. **Conclusions:** The repairs that have been performed to date, should keep the sprinkler system in good repair for a couple of months. There is a need for the Board of Directors to meet and to determine the course of action to be taken. If the maintenance process remains the way it is, that is with no inspection and no maintenance performed, the remaining St. Augustine grass that we still have will most probably die and we will have nothing but sand the periphery of The Terraces. Sand is all that we

## **The Terraces Homeowners Association**

currently have in some parts of the periphery. The following summarize our recommendations:

1. **Sprinkler System:** While the immediate problems associated with the sprinkler system have been corrected, the long range problem of keeping the system in a state of good repair has yet to be addressed. Two alternatives are outlined for the resolution of the sprinkler system's maintenance problems.
  - a) **Have the Work Done by the Homeowners:** This approach requires that several homeowners (at least two or three) be recruited to perform the work. In this case the only expense would be that of the materials, which should be relatively minor compared to the expense of hiring a contractor.
  - b) **Hire an Irrigation Company:** This would involve hiring and irrigation company to perform any required repairs for which the need may arise. This would represent an additional expense to the Association. A quotation would be required and we would have to ensure that we have the necessary funds to pay the required fees.
  - c) **Periodic Monitoring of the Sprinkler System:** For either alternative (a) or (b) above, there would be a need for periodic monitoring and testing of the sprinkler system for early problem detection to enable repair of defective equipment before the grass dies due to lack of water. This would involve inspection of the pump, valves, and sprinklers. Again, the inspection work can be done by the homeowners or by a contractor. There will also be a need to talk with the grounds maintenance company when we find damaged sprinklers to see what they can do to avoid the damage. If homeowners are not willing to participate in the maintenance process, then additional funds would be required to pay for the same.
  - d) **Protective Sprinkler Sleeves:** About half of the sprinklers have been equipped with plastic protective sleeves. Sleeves can be installed on the remaining sprinklers as these are replaced.
2. **Fertilization and Weed Killing:** There is a need to apply fertilizer and weed killer (Atrazine), periodically to the Lawn. A lawn maintenance company should be considered for this work.

## **The Terraces Homeowners Association**

3. **Trees on Croton:** Our recommendation is that plans be made to have these trees removed eventually. The board would have to determine when this can be done based on budgetary considerations
4. **Pine Trees on Parkway:** We recommend the eventual removal of the pine trees on Parkway also. Again, budgetary considerations would determine the timing for this work.
5. **Signs Areas:** Some mulching of the Croton entrance was done recently and its appearance has improved. However, both sign areas are in a state of disrepair. The Croton sign has some cracked blocks and stucco around the base. Both of the structures require cleaning and painting. Some landscaping work will also be required to further improve their appearance. Again, the work can be done by the homeowners or an outside concern can be contracted to do the work.

We realize that this assessment has outlined a large amount of work. However, it does not have to be done all at once. We need to do the required planning and determine how to proceed. Not undertaking the work, will lead to further deterioration of the grounds. A phased approach, which enables us to perform one part of the work a time, would appear to be best suited for our situation.

We look forward to action by the Board of Directors on these recommendations.

Gary Holscher

Marcos Solá Cruz