

Sprinkler System Report

10-16-06

On 7-02-06 we cut back the sprinkler system to 15 min. twice weekly. We still have soggy spots and dry spots. We still have sprinklers wetting the logs because of plant overhang and sprinkler heads misdirected. Got with David and directed him to work on each section of the system to direct the heads away from the buildings. David worked on this as time permitted for two weeks. He has made some progress and found numerous leaks and sprinkler heads with no nozzle. This allows a full stream of water instead of the amount required for that area. He also found heads by the buildings misdirected.

On 7-15-06 it is looking better but still needs lots of improvement. I talked to the Beautification Committee about cutting back the growth around the buildings. Brian is doing some, but more needed done.

On 7-31-06 I got with David on the other sections of the system around the perimeters of the commons. We found sprinklers directed to the parking lots and the roadways. One area that is very troublesome is the area between the Club House and the Activities bldg. Too much water is being put on this area which causes standing water north of the laundry room in the roadway. I had David recheck this whole area. He found one leak and several misdirected heads. Those were fixed but we still have standing water there.

On 8-18-06 I did a walk around while the sprinklers were running. I found the roadway being sprinkled all along the area west of the golf putting and driving ranges four to five feet out in the road. I had David redirect the heads. He found two leaks and repaired them in the area where the sidewalk comes out there. We have ten sprinkler heads in this small area. He cut them back to minimum flow, but we still have too much water. Al Howard contacted me to report the sprinkler at that corner was putting out a very large amount of water. I had David change out the nozzle to a smaller size. Also during this period David worked on the area at the front entrance and along Birch Bay/Lynden rd. He found several leaks and some misdirected heads. We shut down the inside sprinklers and found they were not needed. Several of the sprinkler heads will have to be dug up to redirect the flow so they do not go over the berm.

On 9-05-06 we have made some progress as the sprinklers are not spraying the buildings nor the roadways/parking lots. There are not as many soggy areas and the dry areas are looking better. We still have too much water between the Clubhouse and the Activities. Note the mushroom growth in the area.

On 9-11-06 we have had some rain with more to come and the system is shut down for the season. We still have numerous problems with sprinkler system. It has been a huge problem and has required many man hours of Davids time.

Coast Landscaping co is scheduled to winterize the system the first or second week of November.

Charlie