

This presentation occurred on  
Feb. 23, 2023 at the GRF Board  
of Directors meeting

Some of the information might now be outdated.

# ROSSMOOR LANDSCAPING DEEP DIVE



ROSSMOOR – GOLDEN RAIN FOUNDATION

# DEPARTMENT STAFF

## EDDY IBARRA

- Landscape Supervisor
- 31 years working at Rossmoor in Landscaping
- Focused mostly on TWCM and Trust Landscaping

## JESUS MORALES

- Landscape Supervisor
- Hired in December 2022
- Comes to us from Brightview Landscapes with expertise in landscape rehab projects
- Focused mostly on Independent Mutuals and SWCM Landscaping

## LISA LANKFORD

- Landscape Coordinator
- 2 years of experience working in Rossmoor
- Helps assist WO desk with landscape and trash related calls
- Helps keep a record of all landscape rehab and tree maintenance invoices



# DEPARTMENT STAFF

## MOD LANDSCAPE (DEPT 620)

### IRRIGATION TECHS

- Adan Merino (Foreman)
- 6 Irrigation Techs
- Responsible for irrigation inspections and repairs in all Mutuals except FWCM, M61, & M68

### REHAB CREWS

- Florante Mora (Foreman)
  - 2 Landscape Techs
  - Responsible for MOD Days in TWCM, M50, M53, & M55
- 
- Carlos Muro (Foreman)
  - 1 Landscape Tech
  - Responsible for MOD Days in all Independent Mutuals
- 
- Raul Plascencia (Foreman)
  - 1 Landscape Tech
  - Responsible for SWCM landscape rehabs



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# DEPARTMENT STAFF

## MOD LANDSCAPE (DEPT 620) cont.

### PEST CONTROL TECH

- Christopher Snowden
- Responsible for a mutuals except FWCM

## TRUST LANDSCAPE (DEPT 474)

- Pedro Carrillo (Foreman)
- 6 Landscape Technicians
- Responsible for landscape maintenance on all GRF clubhouse, parks, and open space areas
- Responsible for landscape irrigation inspections and repairs on Trust land



# DEPARTMENT STAFF



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# LANDSCAPE CONTRACTORS

## LANDSCAPE MAINTENANCE

### BRIGHTVIEW LANDSCAPE SERVICES

- Responsible for FWCM, M56, M59, M61, M68, & M70 landscape maintenance

### TERRA LANDSCAPE

- Responsible for SWCM, TWCM, M4, M5, M8, M22, M28, M29, M30, M39, M40, M48, M50, M53, M55, M65, & Rossmoor Pkwy Medians landscape maintenance

## TREE MAINTENANCE

### WARANER BROS TREE CARE

- Responsible for tree care in all Mutuals and Trust
- Focused mostly on tree pruning and small removals

### HAMILTON TREE SERVICE

- Responsible for tree care in all Mutuals and Trust
- Focused mostly on large tree removals



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# IRRIGATION CONTROLLER UPGRADE

## ET WATER

- Rossmoor has entered a new contract with ET Water, which is the company that installs and services our irrigation controllers
- Cost breakdown for this contract was determined by number of controllers per Mutual or Project
- Currently in a True-Up Phase, and 105 older model controllers are being replaced
- 2G controllers are being phased out, and an entirely new 4G controller box are being installed in the older model's place
- All other controllers are still operational, but a new modem is required, so a simple modem swap is being completed on around 300 controllers
- ET Water has a new online platform called Jain Unity, which will be our new irrigation scheduling tool once the True-Up Phase is complete
- True-Up Phase is supposed to be completed by April 1<sup>st</sup>, 2023



2020   
NEW PRODUCT  
CONTEST  
Irrigation Association

**JAIN Unity**®

Winner People's Choice Awards



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# IRRIGATION CONTROLLER UPGRADE

MUTUAL\_29

PT\_17\_2720\_29-6

Edit controller

OVERVIEW WATER COST SUSPEND BLOCK DAYS WATER WINDOW WEATHER FORECAST RAIN FLOW SENSOR MOISTURE BALANCE ESTABLISHMENT SCHEDULE SCHEDULE CONFIGURATION MULTI-VALVE

## Communication Report

[Connect Now](#)

① Last completed call  
02/15/2023 02:34 PM

① Next scheduled call  
02/15/2023 08:36 PM

## Hardware Information

Sim Provider

Sierra AT&T

## Controller status

[Check status](#)

## Stations

[Change Next Watering Date](#) [Configure Multiple Stations](#) [Add New Station](#)

Your Water Window begins at 10:00 pm and ends at 5:00 am

#	Station Name <a href="#">Edit</a>	Program	Last	Next	Run Time	Wed 02/15	Thu 02/16	Fri 02/17	Sat 02/18	Sun 02/19	Mon 02/20	Tue 02/21
1	<a href="#">Rescue slope</a> Sprinkler: Rotor Full Auto (Interval: 100% / Budget: 100%)	17 min, 3x, 25 min soak 1x / week		02/19	51min					17min, 3x		
2	<a href="#">Rescue slope</a> Sprinkler: MP Rotator® Full Auto (Interval: 100% / Budget: 100%)	51 min, 3x, 34 min soak										
3	<a href="#">Lawn</a> Sprinkler: Rotor Full Auto (Interval: 200% / Budget: 100%)	25 min, 1x 2x / week		02/16	50min	Blocked Day	25min, 1x			25min, 1x		
4	<a href="#">shrubs slope</a> Sprinkler: Rotor Full Auto (Interval: 100% / Budget: 100%)	17 min, 3x, 25 min soak 1x / week		02/19	51min					17min, 3x		
5	<a href="#">Slope on Ptarmigan</a> Sprinkler: MP Rotator® Full Auto (Interval: 149% / Budget: 100%)	51 min, 1x 1x / week		02/16	51min		51min, 1x					
6	<a href="#">Lawn</a> Sprinkler: Spray Head Full Auto (Interval: 100% / Budget: 100%)	2 min, 11x, 9 min soak 1x / week		02/18	22min	Blocked Day			2min, 11x			
7	<a href="#">Lawn</a> Sprinkler: Spray Head Full Auto (Interval: 200% / Budget: 100%)	11 min, 1x 2x / week		02/15	22min	11min, 1x			11min, 1x			



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# IRRIGATION CONTROLLER UPGRADE

MUTUAL\_29

PT\_17\_2720\_29-6

Edit controller

OVERVIEW WATER COST SUSPEND BLOCK DAYS WATER WINDOW WEATHER FORECAST RAIN FLOW SENSOR MOISTURE BALANCE ESTABLISHMENT SCHEDULE SCHEDULE CONFIGURATION MULTI-VALVE

## Interval Adjustments

Here you can adjust the interval of irrigation for each station.

Examples: 100% - no adjustment, 50% - less frequency by half, 200% - twice as frequency

⚠ Caution: Manual changes you make to irrigation scheduling may adversely affect plant health.

Station	Name	Adjustment	Coeff.
1	Fescue slope	50%	300% 100 %
2	Fescue slope	50%	300% 100 %
3	Lawn	50%	300% 200 %
4	shrubs slope	50%	300% 100 %
5	Slope on Ptarmigan	50%	300% 149 %
6	Lawn	50%	300% 100 %
7	Lawn	50%	300% 200 %

## Water Budget Adjustments

Here you can adjust the % of water budget for each station.

Station watering amount will be modified by a give adjustment percent

⚠ Caution: Manual changes you make to irrigation scheduling may adversely affect plant health.

Station	Name	Adjustment	Coeff.
1	Fescue slope	50%	150% 100 %
2	Fescue slope	50%	150% 100 %
3	Lawn	50%	150% 100 %
4	shrubs slope	50%	150% 100 %
5	Slope on Ptarmigan	50%	150% 100 %
6	Lawn	50%	150% 100 %
7	Lawn	50%	150% 100 %

Reset

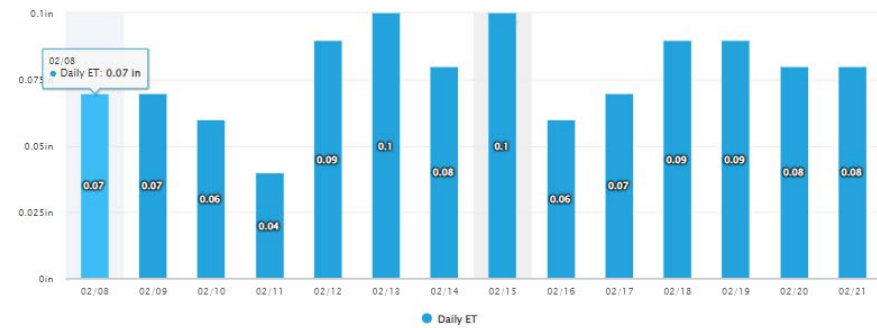
Save



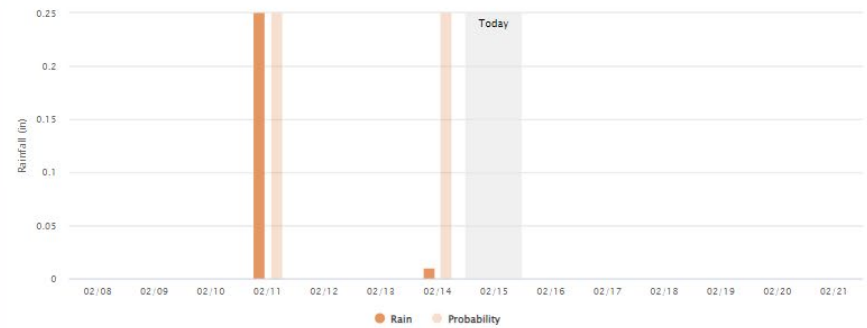
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# IRRIGATION CONTROLLER UPGRADE

Daily ET



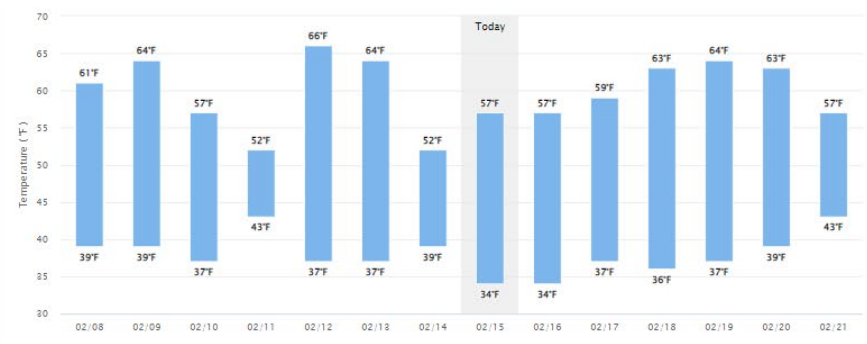
Rainfall / Probability



Wind Range



Temperature range



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# IRRIGATION CONTROLLER UPGRADE

Average Cloud Coverage Percentage



ET



Average Pressure



Global Horizontal Irradiation



Average Relative Humidity Percentage



Average Temperature



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# IRRIGATION CONTROLLER UPGRADE

MUTUAL\_29

PT\_17\_2720\_29-6

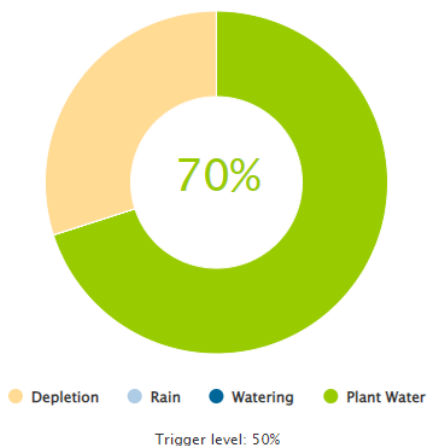
Edit controller

OVERVIEW WATER COST SUSPEND BLOCK DAYS WATER WINDOW WEATHER FORECAST RAIN FLOW SENSOR MOISTURE BALANCE ESTABLISHMENT SCHEDULE SCHEDULE CONFIGURATION MULTI-VALVE

[How to read and understand your Moisture Balance graphs \[video\]](#)

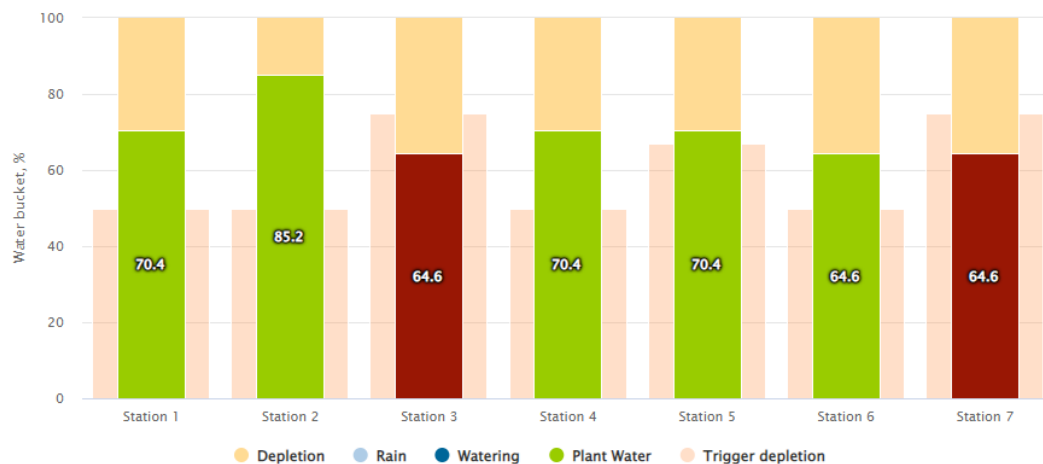
Controller MB

[Edit](#)



Stations MB

[Edit](#)



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# LAWN REMOVAL

- In 2022, it has been estimated that all Mutuals and GRF removed around 115,000 sq ft of lawn
- Estimated savings of around 1.7 million gallons per year
- Lawn removal efforts will continue in 2023



# STORM CLEANUP

## TREE FAILURES

- Throughout all Rossmoor, we ended up having a total count of 21 trees that failed during the January Storms
- Tree crews from Waraner and Hamilton worked around the clock to remove fallen and leaning trees
- Estimated cost for all tree work in all of Rossmoor from storm was around \$23,000



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# STORM CLEANUP

## MUDSLIDES

- Crews responded to slides and completed immediate cleanup of slides that covered roads or entryways
- Cleanup is still ongoing, as there are many areas that area affected, and the soil has been too wet to do repairs
- In select areas, weakened hillside areas will be jute netted
- After netting, a native grass seed will be applied that is specifically designed for soil retention



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# STORM CLEANUP

## DRAINAGE

- During the atmospheric rains, all the silt from the surrounding hillsides slid down drainage systems and clogged some very large drains
- Most notably the closure of Terra Grenada between Entry 8 & 9
- At some of these larger drains, some redesign needs to be completed
- Snaking of small ground drains around buildings has been ongoing since storm



# DOLLAR OAK UPDATE

## EVERGREEN TREE CARE

- Completed air spading at the base of the trees where it was necessary
- Completed some minor weight reduction pruning on select trees to help trees from having serious limb failures
- Work completed October 7<sup>th</sup>, 2022

## HAMILTON TREE CARE

- Joe Mcneil's inspection report of Tree #16 stated that the Coast Live Oak was dead
- Hamilton Tree Care removed tree on November 4<sup>th</sup>

## TRUST LANDSCAPE CREW

- Completed some minor grading around select trees where the air spading caused created some deep wells around the trees
- Added C6 mulch at the base of the trees to provide the trees with more nutrients
- Trees #12 to #15 from previous report will get some small fencing added around the trees to protect them from golf carts and foot traffic that compact the soil



# TREE #8: VALLEY OAK

- Tree is in good health, but the air spading has created a tripping hazard
- Cannot grade around the base of the trunk due to the asphalt being so close to tree
- Recommend that a small section of asphalt in order to be able to grade away from the tree properly
- Removal of asphalt may require relocation of dumpster area



# TREE #11: VALLEY OAK

- Tree has major signs of decay at the base of trunk, so tree will eventually fail
- Oak is producing new growth in the canopy, and it is not dead
- Not an immediate safety concern, so we do not have to remove yet
- The air spading has created a tripping hazard, so it probably is best to fill in the area that was removed



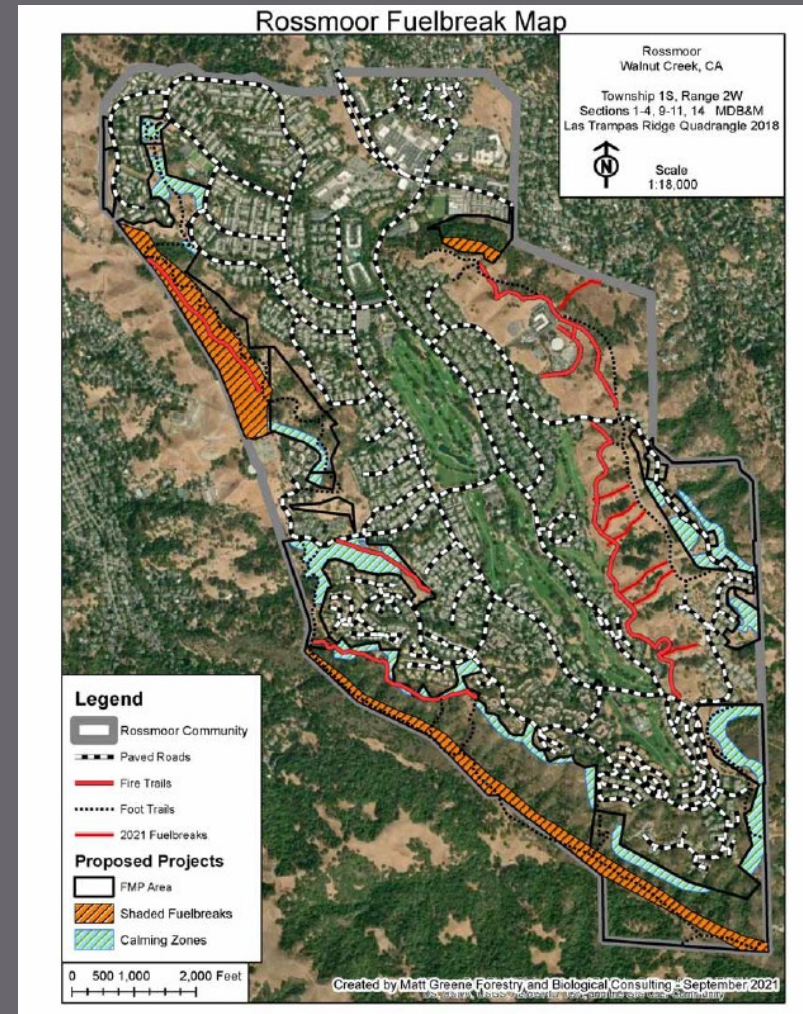
# FIRE ABATEMENT

- Fire season is fast approaching, and landscaping has a lot of work ahead in the next few months
- Brightview and Terra will be completing weed abatement activities in all the mutuals
- Biggest task for landscape contractors is cutting down weeds within 100 ft of all buildings
- Pre emergent herbicide spraying is also underway to help prevent the mass growth of weeds in select areas
- Tree contractors will focus on building clearance and removing low hanging limbs in the open space
- Mutuals are still removing some junipers, but most high danger junipers that are within 30 ft of buildings have been removed
- Landscaping Department still highly recommends removing junipers due to the oils on their leaves
- DFSC is still offering grants for this work for up to \$5,000 per project



# FIRE ABATEMENT

- Trust landscape team will complete a large cutback of weeds in open space areas along roadways and in the calming zones on the Forest Management Plan Map
- CCFPD grant will help create fuelbreaks along areas that were identified in the FMP
- Some outside contractors will be hired to disc or weed abate more vulnerable areas



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