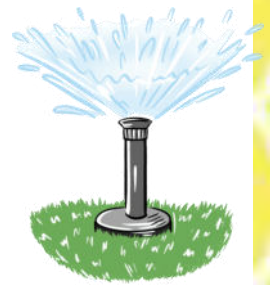


Irrigation - Good to know details

The Management Team has recently received a few questions repetitively, and figure there may be others with the same curiosity. In an effort to get a more wide-spread understanding of these details, Management, along with the Landscape Committee and Juniper Leadership, have noted information on some of the most frequently requested topics.



Q: What is causing the amber staining on the walls of homes and driveways?

A: The source of the staining is tannins in the large center lake. Generally, as the seasons change and we enter into drier times of the year, the lake levels drop and the staining becomes more frequent. In the last three years, staining has been showing up on different streets across the community, as the concentration of tannins relocate into different coves where pump stations for irrigation are located.

The new pump stations have self-cleaning suction screens that now float a few feet from the surface of the lake, as opposed to before where suction lines were laying on the bottom of the lake. Our hope is that with this change in location we will not see such a widespread issue with staining moving forward.

Juniper's irrigation teams try to minimize water overspray onto driveways and sides of homes in an effort to minimize risk of staining. However, it is impossible to guarantee irrigation will never come in contact with screens and walls of homes, as the system needs to provide adequate coverage of nearby plant material and turf.

Q: Why is the irrigation running if it was just raining, or is currently raining?

A: The irrigation system is set to run UNLESS the rain sensors determine that there has been 1/2 inch of rain. There are 16 rain sensors around the community, one for each pump station. The photo to the right shows what the rain sensors look like. If the rain sensor has not documented 1/2 inch of rain and it is time for a pre-scheduled irrigation cycle, the system will turn on, even if it is actively raining. In the event the sensor detects 1/2 inch rain during the irrigation cycle, the system will turn off.

There are times when a rain occurs, and it seems more substantial than what the sensors detect. If you happen to see a rain sensor, do not touch it, as unintentional adjustments could cause problems for the schedule irrigation services.

