

Landscaping ??

When we look at the financial “Red Book” we can see that our landscaping costs in the neighborhood of \$12 million dollars a year, or approximately \$79 per manor per month (in 2006).

Included in this is a revamping of our sprinkler system with an anticipated cost savings in plants and water. This automated sprinkler system was initially begun in the 1990’s and is just now reaching completion.

The resultant cost is a sum of the new sprinkler system, plus, the cost of the plant replacements, plus, the plant losses of the replaced plants. This plant loss ratio has cost us as high as 5 replacements for one established plant that was replaced while redoing the sprinkler system.

What did we get for our money? No one can tell since our water supply includes both manor and yard water usage. So we have to guess. PCM comes up with one number, and other Directors come up with another number. They are both “educated” guesses, so we will never know the true “monetary savings.”

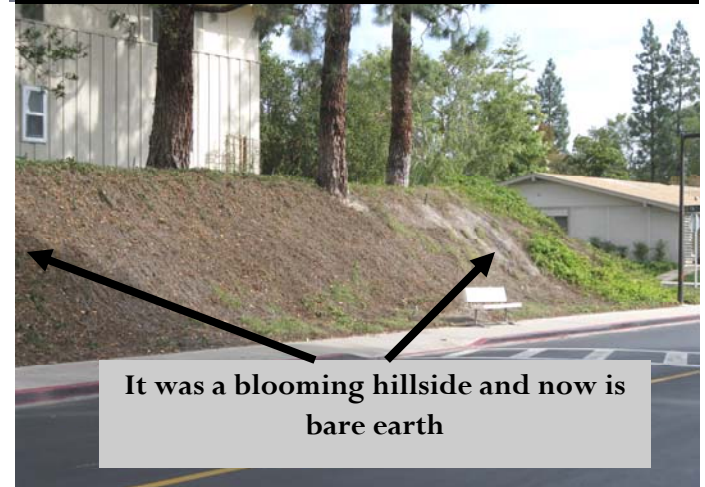
The plant loss ratio was estimated to increase from 2% to 8% with the installation of the sprinkler system. Once again the Boards are not aware of the cost to the mutual for this project.

Original cost justification was based on replacement of sprinkler system with new materials (pipe and sprinklers), a better coverage resulting from the location of the sprinklers, and the use of drought resistant local plants in place of the ones that were established over the past 30 years.

Since we can’t measure the water or plant loss costs, we have to measure the results in APPEARANCE. When you drive around LWV. Look at the landscaping and ask yourself the following ques-

tion, “Where did the money (\$550,000 per gate) come from that GRF wants to spend on each of our entry gates?”

To answer this, check out the landscaping and ask yourself, “Are we accumulating the money by reducing our maintenance on many areas within



LWV.”

A resident from across the street commented as these pictures were taken, “This used to be a beautiful pink hillside..” For the past couple of years they have this to look at. This is in the United Mutual and people going from Gate #2 to CH #1 will pass this unsightly location.

Hills always present problems, however, plant selection and sprinkler location will amplify the problem and one of the excuses that is given is, “The the

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