



## CASABLANCA HOMEOWNERS ASSOCIATION

### INNOVATIVE LANDSCAPE MANAGEMENT PLAN SAVES WATER & REDUCES MAINTENANCE COSTS

COST EFFICIENT PLAN CALLS FOR 20 MILES OF TECHLINE CV® DRIPLINE

#### PROJECT OVERVIEW

In Southern California, where water shortages and escalating costs are in the headlines every day, conservation calls for new strategic thinking in planning and maintaining landscaped areas.

Casablanca, a 500-unit homeowners association (HOA) located in San Diego, was in dire need of a major conversion from the existing 1980's built irrigation system. The HOA's Board of Directors sought to save water and reduce rising maintenance costs. They brought in a team of landscape professionals and irrigation manufacturers to offer solutions.

Eric Jenks, owner and partner of Viridian Landscape Maintenance, offered a solution for Casablanca's residents that would not only reduce water consumption for irrigated landscape, but also enhance the appearance of the property while maintaining property values.

Viridian's business plan required research, analysis, and updates to the current site management strategies. A site analysis was performed that included an irrigation system evaluation with water bill reviews and monthly measurements as well as information on standard water requirement for the HOA's climate zone.

#### CHALLENGES

Casablanca's irrigation system was ready for renovation. It had an expired infrastructure and antiquated components, a mix of rotors and spray heads on the same zone; inoperable and non-pressure regulating valves; and areas with excess runoff as a result of calcified soil and poor planning on slopes. The system had been patched together over the years and

#### CASABLANCA PROJECT STATS

##### LOCATION

San Diego, California

##### LANDSCAPE ARCHITECT

Eric Jenks, Owner & Partner, Viridian Landscape Maintenance  
Myron Baker, Director of Natural Resources, Viridian Landscape Maintenance

##### ISSUES TO ADDRESS

- Outdated design system, inoperable and non-pressure regulating valves.
- Excess runoff, calcified soil, and poor planning on slopes.
- Regular & costly repairs to housing structures and walkways.
- Monthly maintenance costs.
- Increasingly stringent water regulations.

##### NETAFIM PRODUCTS USED

- Techline CV Dripline
- Insert couplings, elbows, tees and crosses

##### RESULTS

- Over 50% reduction in monthly operating costs.
- Major reduction in water use, repairs, and labor.
- County Rebates in excess of \$40,000.
- New plant palette that requires less irrigation and maintenance.



### CHALLENGES (CONT.)

proved highly inefficient for today's increasingly stringent water restrictions. Residents feared the mandates would negatively impact the appearance of the community and property values.

"At least 50% [of water] is wasted in overspray, runoff and evaporation," Jenks said. Viridian created a priority list based on payback for the customer. By investigating technologies and product innovations that would show results in the most cost-effective manner and in the shortest period of time, the Viridian team decided to install Netafim Techline CV® dripline and components.



Viridian's Living Landscapes integrates plants species that require little to no maintenance, the most water-efficient, and low-maintenance irrigation systems.

### NETAFIM SOLUTION

Viridian's solution called for altering the current plant palette, removing unnecessary turf areas, and installing Netafim Techline CV irrigation products throughout the property's landscaped areas. The design would mimic the efficiency and environmental balance of nature itself by integrating plant species that require little to no maintenance and the most water-efficient, low-maintenance irrigation system. Practical management principles would replace the typical maintenance program.



Myron Baker (right) Viridian's Director of Natural Resources reviews plans with a crew member.

"You lose control of water when an irrigation system sprays into the air," said Jenks. By installing Netafim Techline CV dripline, water loss due to evaporation and run-off is eliminated, thereby increasing irrigation efficiency.

Netafim Techline CV is a subsurface solution that delivers moisture directly to the plant's roots, minimizing water consumption where it's not needed and reducing weed growth maintenance. Techline CV also offered the opportunity for greater design creativity due to the products' flexibility, allowing it to be used in tightly curved landscaped areas.

Maintenance costs would also see a reduction. Netafim's self-flushing emitters clean out all particles from the system whenever the adjustments and repairs are eliminated.



Viridian removed 35,000 square feet of turf, replacing it with alternative plants that reduce maintenance and enhance the community's Mediterranean design.

Unlike an overhead system, Techline CV does not require constant adjustments and repairs. With the dripline hidden from view, liability risks due to vandalism and tripping hazards are erased. Drip irrigation is 60% - 90% efficient. Viridian installed over 20 miles of Techline CV over 10 acres of landscaping, covering each planted hydrozone.

"With dripline, the water is delivered right on point, right on target," says Myron Baker, professional landscape contractor and Viridian's Director of Natural Resources.

"Plants are healthier and there is no waste, run-off, erosion, or other side degradation."

Casablanca also benefits from major savings in hardscape repairs with the conversion to dripline. Dripline irrigation eliminates water spray damage from overhead sprinklers to building structures and prevents water from staining or corroding walkways and sidewalks, fences, and stucco.

This forced the community to patch stucco, replace wooden fences, and wrought iron gates every 7 years even with a 15 year life expectancy on many components.



Joe Chavez, Viridian crew member, installs over 20 miles of Techline CV in more than 10 acres of landscaping, covering each planted hydrozone.

An updated control system with capabilities of automatically adjusting the irrigation schedule each day and monitoring daily climate was installed, further reducing water consumption.

## RESULTS

The community saw immediate returns on their nearly one million dollar investment with major reductions in water use, on-going repairs, and labor. Prior to 2011, Casablanca's irrigation and maintenance costs exceeded \$20,000.00 per month. After the landscape and irrigation redesign, those monthly expenses have been cut nearly in half.

By including Netafim Techline CV® in the design plans, the financial benefits continue to add to their savings. Techline CV provides benefits indirectly associated with the landscape vegetation. Water damage to building exteriors, fences, sidewalks, and iron gates reduce regular maintenance costs and each of those can expect a much longer life expectancy.

The Casablanca homeowners association also benefitted with rebates from the San Diego County Water Authority and the Metropolitan Water District of Southern California for their investment in a water-wise renovation.



Achieving significant water savings is becoming a necessity, particularly for large property owners.



Netafim dripline prevents water from staining or corroding walkways, sidewalks, fences, and stucco.

As legislation across the county continues to support the natural resource management approach, such as CA Assembly Bill 1881, achieving significant water savings is becoming a mandate, particularly for large property owners. After one year in which the Viridian's program has been in effect, the Casablanca HOA has realized a reduction in monthly operating costs of over 50%, a significant payback on their investment in Netafim's irrigation technology.

Casablanca residents claim to enjoy the landscape design more so, knowing the irrigation system is much more efficient and the maintenance requirements are much lower. Residents can rest easy knowing their property values will sustain as well, for many years to come.



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