



April 30, 2009

Upgraded Irrigation System - Bellingrath Commons

The following information outlines for you how our upgraded irrigation system compares to the original system installed by the builder.

The original system was designed with two types of water heads – straight line fixed spray or straight line rotary delivery system. The upgraded more efficient system of fully adjustable fixed spray or rotary water heads controls the water sprays to where it is needed and at a flow rate needed for the maturity of the community plantings. There should be minimum water spray beyond lawns and planting beds on concrete areas. The High Grove irrigation management reset the system clock systems to comply with the current “drought” limitations and will be checking the clocks at least four (4) times to make sure they are functioning properly to maximize system benefits. I have accompanied High Grove on their last two inspections to check the system to confirm proper operation. The new water heads are delivering the designed hydration and the timing clocks are turning the system on and off to maximize intermittent delivery to avoid over hydration and water runoff.

The old system ran for thirty (30) continuous minutes at each timed station. The current system, as designed by a landscape architect, saves 30% to 40% of water used to achieve the same hydration without saturation and excess water flowing down driveways and sidewalks to the road gutter system into the storm sewer system. The new timing runs at seven (7) minute intervals so the water is properly absorbed. Each timer schedules watering to three (3) to five (5) homes per clock. There are eleven timers throughout the community and they are staged to rotate to maximize water pressure delivery. The timing also complies with the “drought restrictions” to be off before 10 AM mandatory shut off. As with all mechanical items, they wear down and require replacement. Your Board of Directors has staged the replacement of these clocks to keep the system running efficiently, while maintaining assessments at current levels.

As you no doubt have observed, High Grove’s “first seasonal plant” has been completed. They will be routinely inspecting these planting over the next few weeks to make sure their plant source provided plantings that will adapt to their new environment or be replaced at “no cost” to the community.

I hope this information has helped you to understand how your Board has been working to improve our originally installed irrigation system and the scope of work and warranties we have obtained from High Grove to maximize our community appearance and enhance our community value in the eyes of the residents and potential buyers looking to make Bellingrath Commons their new home while complying with Georgia’s current “Level 4 Drought” limitations.