

**To the Baycrest Board and residents:**

**Irrigation and Sod update - 10/27/21**

**Single Controller Building Block Basics**

**1. After the two wire cable was tunneled around the back of Baycrest, the cable was run principally through the side yards in order to reach the 180+ valves or water zones that are installed in Baycrest. (May - July)**

**2. Decoders were run to each of the valves in order to relay open/close signals to each zone. Once installed, the old Rain Bird boxes were removed and the controller was used to run our irrigation system (late August/September)**

**3. Each pair of decoders are numbered but linked to a valve or water zone, not an address. In order to link zones to addresses, Greenscapes and the Baycrest Irrigation committee turned on each zone and identified the address, the watering location (front, side or back) and run length (15 minutes for sprinklers and 30 minutes for rotors). Note: There are a few valves located in center units that control the water for the end units and some rotors reach several back yards simultaneously. Most units have two water zones, some have one, a handful have 3 and the pool area has 6.**

**4. The run times for each address was entered on a spreadsheet but not shared with residents because we are in a start up phase. In fact, CDD is moving to Phase 2 effective October 25 (see attached CDD Phase 2 chart)) which knocks out some of watering days/times that were employed during Phase 3 (August - October 24).**

**5. We have had to to adjust the programs accordingly (see attached run times for Baycrest within the new CDD grid. This was built over the last couple of days and has several temporary elements:**

**There are two primary water patterns plus a supplemental one.**

**(a) Half of Baycrest was running on Mondays, Wednesdays and Saturdays starting at Zone 1 (25462 Galashields) and running down the outer circle of Baycrest on the east side. The new CDD pump schedule shut down Mondays, so these run times were all moved to Friday, an open day. This allows us to run 3 full days for this half of the schedule.**

**(b) The other half of Baycrest was run on Tuesdays, Thursdays and Sundays. Most of our Sunday run was already blocked on the CDD Phase One grid, an oversight on our part, and it remains blocked in Phase Two. So we split half of the Sunday run to open slots on Friday and the other half on Saturday.**

**(c) In order to help establish the newly planted sod, supplemental water was added three days a week. Further changes may occur based on visual observations by a quartet of daily walkers (Messrs Hara, Nye, Park and Paoello). They will note any brown spots or dying sod and request additional supplemental water to address the problem.**

**Even with all those changes, we are adhering to the "no more than 3 zones at any one time" guideline (except for one run time which has 4). This guideline was adopted to minimize the effect of the chronic low water pressure in Baycrest, primarily at the south end.**

### **THE PATH FORWARD**

**1. Once the new schedule was agreed upon all the changes noted above were entered into the controller in minutes. It would take hours or days if we had had to enter these changes manually on individual boxes. These changes are all saved in one of the 20 program slots in the Controller. That gives us the flexibility to respond quickly to CDD Phase changes.**

**2. We have made a number of changes on the run, some remotely, others at the controller itself, based on alerts from the controller. This is another plus since the alarm often tells us what is causing the problem and which zone is affected.**

**3. There are other benefits such as event completion logs for every scheduled run and a flow monitor which records gallons used daily and monthly to make sure we stay within the lowest cost first tier. The next tier is 2.5 times more expensive than the first.**

**Thus the controller offers key benefits such as speed, flexibility, alerts and water monitoring.**

**4. We are looking for better reporting functions in Centralus, the program used by Hunter. This includes an actual view of the daily schedule. At present we see the programs that will run sequentially or in tandem on any given day, but not actual schedule itself. John Park, one of the Baycrest Irrigation committee members, pulled the SD card from the Hunter Controller to see what could be downloaded from the Controller directly into Centralus.**

**5. The prime run times start around 8 pm at night and terminate around 9 am the next morning to minimize evaporation from high temperatures and humidity. After the sod is established and we reach a steady state, we will send homeowners their run times upon request. Guidelines will be established to request: (a) turning their sprinklers on for inspection; (b) changes in run times, or (c) supplemental water ( "yes" for a new garden bed but "no" for a single plant).**

**6. Monitoring guidelines also need to be established once we reach a steady state. At present, one of Greenscapes Managers is in contact or with us daily during start-up. That will not be the case on a normal basis, so we have to reach an agreement with Greenscapes on how often they will monitor the system and how soon they will make needed changes. Several of us on the Baycrest Irrigation committee now monitor Centralus daily and will continue to do so; however; we do not have the knowledge to make program changes.**

**Kevin Hara  
Irrigation Committee**

# Pumps Schedule

## Phase Two

Water is available during any hour not marked black

Odd address may water on Wednesday an Saturday

Even addresses may water on Thursday and Sunday

**PUMPS OFF**

**PUMPS ON**

**WATERING TIME**

TIME	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
12:00AM							
1:00 AM							
2:00 AM							
3:00 AM							
4:00 AM			ODD	EVEN		ODD	EVEN
5:00 AM			ODD	EVEN		ODD	EVEN
6:00 AM			ODD	EVEN		ODD	EVEN
7:00 AM			ODD	EVEN		ODD	EVEN
8:00 AM			ODD	EVEN		ODD	EVEN
9:00 AM							
10:00 AM							
11:00 AM							
12:00 PM							
1:00 PM							
2:00 PM							
3:00 PM							
4:00 PM							
5:00 PM							
6:00 PM							
7:00 PM							
8:00 PM							
9:00 PM							
10:00 PM							
11:00 PM							

**BAYCREST IRRIGATION SCHEDULE IN CDD PHASE 2**

WATER	SCHEDULE	TUES/THURS		WED, FRI, SAT		PUMPS OFF		
PROGRAMS		3, 4, 5				1, 2, SUN ONLY SPLIT 50% FRI, 50% SAT - PROGS. 6-13		
TIME	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY	
12:00 AM	PUMPS OFF	PUMPS OFF	TUES, THURS	WED, FRI SAT	TUES, THURS	WED, FRI SAT	WED, FRI SAT	
1:00 AM								
2:00 AM								
3:00 AM								
4:00 AM								
5:00 AM								
6:00 AM								
7:00 AM								
8:00 AM								
9:00 AM								
10:00 AM							PUMPS OFF	
11:00 AM								
12:00 PM								
1:00 PM								
2:00 PM								
3:00 PM								
4:00 PM								
5:00 PM								
6:00 PM								
7:00 PM								
8:00 PM		TUES, THURS	WED, FRI SAT	TUES, THURS	WED, FRI SAT	WED, FRI SAT		
9:00 PM								
10:00 PM								
11:00 PM								