

Banyan Bay Irrigation System

The current irrigation schedule is as follows:

Residential yards – Tuesday, Thursday and Sunday at 12:01 AM and 3:00 AM

Common Areas – Monday, Wednesday and Saturday at 12:01 AM and 3:00 AM

All zones are set for a ten (10) minute cycle.

Banyan Bay is in the process of converting the irrigation system from the use of well water to the County required/ mandated use of I.Q. water. This system will now be fed out of a rubber lined lake that is located at the end of Pennington and Ardsley. The community no longer uses the deep water well that was initially supplying water for the irrigation system. The system will also be backed up by 2 deep wells if the County cannot maintain an adequate I.Q. water supply. The developer has installed such equipment to ensure the proper water supply.

IQ is irrigation quality water as established by State and County Ordinances and is appropriate for lawns due to its ph level, the salinity and its dissolved solids. The amount of water that we can use is determined by the South Florida Water Management District. In order to be responsible environmentally and sensitive to the water needs of our community we have invested heavily in this complex system that will provide years of responsible irrigation.

The system is capable of pumping 700 gallons of water per minute. It has moisture and weather sensors that process and calculate the appropriate amount of water to feed to each zone. The system will determine which areas are in need of water first and prioritize that zone. It will calculate the amount of time that zone needs to run to irrigate the grass and not over or under irrigate. It also has a rain sensor to determine the rainfall amounts and it will tell the system not to turn on should the weather dictate that. The system will continue to “learn” as it continues to monitor our property.

While the basic schedule for each zone is three times per week, the system may determine that a zone has received an adequate amount of water naturally or by retention and not run a zone on a day. That is how it is designed. It can also adjust the duration accordingly.

Due to the newness of the system, we are still working through the initial startup phase and once the bugs have been worked out, this will be an outstanding system.

Here are some other things that can affect the efficient operation of the system.

- There are valve boxes located on the properties and each box serves two residential lots. Only a qualified irrigation contractor should make any adjustments to these valves in order to keep the system running correctly. Residents should not manipulate these valves as it affects the entire system if not done correctly.
- Any underground construction projects that a resident is planning should also involve a qualified irrigation contractor. A licensed contractor will know how to turn off the system, make the necessary adjustments to the existing piping and then reconnect and restart your zone at the valve box. **It is imperative for the successful operation of this system to ensure it continues to**

work correctly. When heads are added, moved or even just relocated, the system must be adjusted accordingly.

- A “wet check” is performed monthly. It helps to ensure that all heads are operating correctly, and adjustments should be made at that time during the month. However, if a head becomes damaged or broken in the meantime, please report that to the property manager so the repair can be made before the next monthly check.
- When any foliage is planted, please do not block the existing spray pattern as that can result in dry spots and inefficient watering that can have an adverse effect on your lawn.

This is an advanced, state of the art system and we will need to continue adjusting this system as the community grows and more houses and open space comes online. This is going to be a work in progress until the community is 100% complete but we are confident that it will bring us years of environmentally responsible irrigation. Thanks for your assistance and patience.

It is going to take every single homeowners’ patience and cooperation to make this system successful.