

## Sprinklers 101

Maintaining the sprinkler system in our community is an on-going process and having a better understanding of the scope of the system along with how it operates may alleviate concerns as to whether your property is being watered properly.

Some facts:

1. Our system is fed from six (6) water meters
  - a. One on St. Andrews,
  - b. One on Spyglass
  - c. Two on East Country Club
  - d. Two on Cypress
2. There are approximately 120 zones running from the six water lines
3. There are over 4,000 sprinkler heads comprised of:
  - a. Rotor heads (rotating sprinklers)
  - b. Spray heads (stationary)
4. It takes approximately 10 – 12 hours for the entire system to go through one cycle (with each zone cycling on and off while watering).
  - a. Zones are controlled individually by timer/clocks at each meter.
  - b. This maintains equal water pressure for each operating zone
5. Rotor heads are on separate zones from spray heads. This means you can have rotors working at one time and spray heads in the same location go on at a different time.
6. There are approximately 15-20 rotor heads per zone and 25-30 spray heads per zone
7. Rotor heads run for approximately 20-30 minutes per zone, spray heads 5-10 minutes.

Some additional items:

1. In the past, zones and timers have been found to be tampered with. This has an adverse affect on the entire system.
  - a. All timers are the property of the Association, kept locked and should not be tampered with; likewise, sprinkler control box lids will be screwed down to help prevent tampering and improve safety.
2. The wind will affect the areas being watered on any given evening.
  - a. In many cases, the sprinkler zones do not completely cover planting beds.
  - b. During periods of extreme drought, residents should hand water affected areas.
  - c. Dead spots in the lawn should be inspected closely to determine the cause (i.e. – adequate irrigation, sun, animal or blight).
3. When adding patios, care in design should be taken as it relates to adding or moving sprinkler heads; this can cause decreases in head pressure and less than optimal water coverage for your home as well as other homes in your zone.

4. When not sure if a sprinkler head is operational, do an easy test. Place a paper cup over the head. If you wake up the next morning and it's gone, the heads are working.
5. If you have any questions or concerns, please contact Asya Kemper, Property Manager, Target, 856-988-8000 or via email at [info@targetpm.com](mailto:info@targetpm.com)  
When reporting suspected problems regarding the sprinkler system, individual homeowners should contact our Property Management Company, not Quality, the Landscape or Architectural Committees.