

**Discussion Item**

# Drought Plan

Parkfairfax Drought Plan  
Presented by  
Landscape Committee  
Transportation and Land Use Committee

Parkfairfax's landscape is one of the biggest and best benefits to living in this community. The landscape has continued to flourish due to the careful and thoughtful work by staff, contractors and volunteer gardeners and watering by residents. However, given that many residents work long hours and travel frequently (when we aren't in a pandemic), they may not be as available as needed for volunteer work. Our long-term goal is to decrease the need for volunteer labor on our landscape by careful planning. We offer some solutions to help our landscape thrive through the worst dry spells and excessive summer heat waves in the short term with an eye towards financial impacts and considerations moving forward.

Suggested Actions for this Year:

- CLS Contract – Goal: to water most hard to reach spots for residents 3x/week
  - Renegotiate CLS for one less mowing (\$3,500) annually and put that toward watering (\$900 weekly is estimate for watering) not to exceed total contract value.
- Parkfairfax Management to hire part time (seasonal) staff person for watering and related duties.
- Continue with Landscape Committee's adopt-a-tree program and per Committee recommendation – expand it to “adopt an area”
- Provide hoses, sprinklers and hose reels – for those faucets that do not have them – to encourage watering
- Place flyer in each resident's mail slot about watering (include best practices, best hours of the day to water, reasons to not water late in day or after sunset, how much to water each type of plant, reminder to water trees!, etc.) – Volunteers could take on this project
- Add soaker hoses and drip irrigation systems back onto the USP list for residents and for a new add – Y splitters and basic timers
- Emails (weekly blast) – for dry weeks put a water notice at the top of the email in red
- Forum – continue with articles from the Landscape Committee and others educating our residents on landscaping, native plant resources (local nurseries, on-line plant lists, etc.), local designers who specialize in native & drought-resistant planting designs, watering and best practices
- Meeting with experts online – Landscape Committee to lead a “training meeting” featuring representatives from Master Gardeners, Master Naturalists and Tree Stewards as a resource to the community
- Continue to recommend residents and Management plant sustainable and drought resistant as well as native plants, appropriate to the increasingly hot and dry climate we live in.

Suggestions for future:

- Board needs to take a look at putting in permanent irrigation/drip irrigation for common areas (including the use of cisterns, roof run off etc.) as well as reviewing how water runoff is redirected and reused (e.g. porous pavement and pavers, rain gardens, berms, etc.) to keep more water in our soil and plants
- The project of mid building faucets (for those buildings where it was deemed appropriate) must continue and be sped up so that all buildings have this functionality
- Update and enhance the watering guidelines using the content developed for the Forum and Email blasts on the Parkfairfax website
- Continue to look and apply for grants that may help us with water retention and drought mitigation goals (e.g. conveying runoff from rooftops and impervious surfaces (i.e., roads, sidewalks, leadwalks, etc.) into common areas and allow the water to infiltrate via rain gardens, conservation landscaping, check dams, etc. Also address areas with erosive slopes (we would suggest a working group of Board Members, committee leaders and volunteers be convened).

April 2008

**THE PARKFAIRFAX BOARD OF DIRECTORS RECENTLY APPROVED THE  
FOLLOWING RECOMMENDATIONS FOR GARDEN WATERING**

**WATERING BY RESIDENTS**

Parkfairfax Management, in conjunction with the Landscape Committee, has developed guidelines that provide standards for watering, by residents, around individual residential buildings. These guidelines are intended to help conserve water with the objective of reducing the amount spent by the Association on water and sewer fees.

1. Parkfairfax recommends that residents limit watering to no more than once every other day for 20 to 25 minutes per zone. A zone is defined as the area of direct coverage by a sprinkler or soaker hose. This schedule is the same as that used for the automatic sprinkler systems at the Association's focal areas.
2. Parkfairfax recommends that residents avoid watering during the "heat of the day," generally between Noon and 4 p.m. Typically the best time to water is early in the morning because morning conditions are best for saturating the soil. Watering during the heat of the day may result in more evaporation and less water soaking into the soil and so is not advised.
3. When staff identifies excessive water use, as defined by the guidelines, the outdoor wall faucet (not the crawlspace valve) at the residence may well be turned off and in such case the resident will receive a signed and dated flier from the Landscape Maintenance Director asking the resident(s) to comply with the guidelines. If excessive water usage continues the resident will be contacted successively by the Landscape Committee, the General Manager, etc.
4. Water guidelines and recommended water saving techniques consistent with this concept paper as developed by the Landscape Committee and approved by the Board of Directors will be posted on the web site and in the **Forum**.

Approved 4-23-2008

## **Parkfairfax Condominium**

### **Tree Watering Program and Watering Guidelines**

#### **Tree Watering Program ("Save Our Maple Trees")**

The Landscape Committee has developed a program to ensure that our most vulnerable trees (primarily red maples) are watered during drought conditions. The program identifies at-risk trees, recruits volunteers, and provides water-saving equipment and guidance.

1. Parkfairfax management will determine when a drought condition exists based on observations of conditions in the community and information obtained from local weather experts. Once a drought is declared, management will announce the implementation of the tree watering program.
2. Management will identify the trees subject to the watering program.
3. The Association will purchase and distribute soaker hoses and water timers that will be signed out to volunteers. Volunteers should have their own leader hoses. Soaker hoses and timers will be returned to the Association after drought conditions abate.
4. The Landscape Committee will organize and recruit volunteers for watering trees.
5. To assure sufficient watering during drought periods, volunteers will provide soaker hose watering to trees for two hours per week typically. With soaker hoses watering can occur at any time of the day or evening.

#### **Watering by Residents**

Parkfairfax Management, in conjunction with the Landscape Committee, has developed guidelines that provide standards for watering, by residents, around individual residential buildings. These guidelines are intended to help conserve water with the objective of reducing the amount spent by the Association on water and sewer fees.

1. Parkfairfax recommends that residents limit watering to no more than once every other day for 20 to 25 minutes per zone. A zone is defined as the area of direct coverage by a sprinkler or soaker hose. This schedule is the same as that used for the automatic sprinkler systems at the Association's focal areas.
2. Parkfairfax recommends that residents water only between 6:00 a.m. and 10:00 a.m. or 5:00 p.m. and 9:00 p.m. Typically the best time to water is early in the morning because morning conditions are best for saturating the soil. Watering during the heat of the day may result in more evaporation and less water soaking into the soil and so is not advised. Watering in the evening may foster fungus disease problems, but in that some residents may only have time in the evenings to water, the guidelines provide for an evening watering period even though it is not the optimum watering time.
3. When staff identifies excessive water use, as defined by the guidelines, the outdoor wall faucet (not the crawlspace valve) at the residence may well be turned off and in such case the resident will receive a signed and dated flier from the Landscape Maintenance Director asking the resident(s) to comply with the guidelines. If excessive water usage continues the resident will be contacted successively by the Landscape Committee, the General Manager, etc.
4. Water guidelines and recommended water saving techniques consistent with this concept paper as developed by the Landscape Committee and approved by the Board of Directors will be posted on the web site and in the **Forum**.

## Dana Cross

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**From:** Mark Miller  
**Sent:** Friday, August 14, 2020 10:12 AM  
**To:** Dana Cross  
**Subject:** FW: Watering

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**From:** Bill Munt <bmunt@community-landscape.com>  
**Sent:** Friday, August 14, 2020 9:25 AM  
**To:** Mark Miller <mmiller@parkfairfax.info>  
**Subject:** Watering

Mark,

In response to the request from the (drought) landscape committee regarding the reduction of one mowing and allocating the money to watering is not recommended. The reason is, CLS would have to stop mowing the third week of October leaving the grass long for the winter which would interfere with turf applications that occur during these months.

One option that CLS would offer is for one of our drivers that is on the maintenance crew utilize Park Fairfax's water truck and provide watering services twice a week starting the second week of July and continuing till the end of August.

Please let me know if this is a viable option.

Thanks,

Bill Munt  
ISA Certified Arborist MA-0534A / TRAQ  
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Sterling, VA 20166  
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