

ROSEHEART HOMEOWNERS ASSOCIATION

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Date: August 31, 2012
To: All Roseheart Family Members
From: Board of Directors
RE: Individual Irrigation Systems

There has been some confusion recently regarding home irrigation systems and owner responsibility. In order to prevent any further confusion, it was thought that sending out something in writing which could also be used as a reference tool might be beneficial and appropriate at this time. Each home in Roseheart had an irrigation system installed prior to the purchase of the home. These individual irrigation systems belong to each owner of any given residence and the homeowner/resident has sole responsibility for the maintenance of the system and its operation. At closing, each owner was also provided keys to access their particular irrigation controller, and should therefore have access to their own system.

Q & A or FAQs:

“Doesn’t the Association maintain our irrigation system?”

No. The current landscape contractor for the Association tests each system one time per month to insure that the system is operating properly. If any deficiencies are noted, a business card is left on the front door of the residence. The contractor will also set the watering schedule to coincide with any restrictions as outlined by SAWS. Anything beyond the courtesy service provided above is the responsibility of each homeowner.

“Do I have to use the landscape contractor to fix my system when problems are noted?”

No, you may use any contractor that you wish to use. Remember, this system is your system and you are in control of how it is handled.

“What if I do not want to use the SAWS directed watering schedule?”

Each owner is responsible for their irrigation system and should comply with the SAWS watering schedule. Failing to comply with the SAWS schedule, you may run the risk of being fined by SAWS as a water waster should you choose to water more than what is allowable. You could also receive a letter from the Association should your yard not receive ample water and die, which would be a violation of the restrictive covenants.

“What if I do not want anyone messing with my system?”

Red decals/dots are available at the clubhouse. Simply marking the outside of your controller box with a red dot will indicate to the landscape contractor that you do not want anyone to access your system. Your system then becomes your sole responsibility, and is bypassed.