



Associa[®]
N.N. Jaeschke, Inc.

NNJ News

ARE YOU BEING SMART IN YOUR LANDSCAPING?

STELLA PLACENTIA, VICE PRESIDENT
 LANDSCAPE DEPARTMENT, N.N. JAESCHKE, INC.

If you have common area landscaping, your association budget usually has water and landscape maintenance as two of the highest-budget items. Water is often seen as a “fixed” expense that cannot be controlled, yet



it is one of the areas that you can significantly reduce based on your sprinkler systems and type of landscape plantings.

We now have “Smart” plants and “Smart” irrigation controllers that can help us save money and water.

“SMART” PLANTS are plants that naturally survive in your area based on your soil, climate and rainfall. Most areas have plants that thrive best without lots of water and there are lists of Water Wise or “Smart” plants for all regions of the United States. Take a look at your plants and see how you can incorporate some of the “Smart” plants in a landscape redesign that can actually pay for itself by the water savings. When working with the Association common areas, we have found it works well to design some “sample” areas for a grouping that is on one clock station. By removing turf and installing the drought tolerant plants the Association can see the savings per area. It also helps for residents to view the areas and see just how lovely the new areas can be before changing out the entire landscape. We have posted signs to say “saving you money by saving you water” so they are recognized as “Drought Tolerant”. The other advantage to this type of installation is that it can be done over time and helps the Association budget smaller jobs and then recognize a water savings for the areas that are completed.

HOW DO THESE PLANTS WORK? Drought-tolerant plants survive long periods of drought by storing water internally or by developing extensive root systems that sink deep into the soil. Many drought-tolerant plants have additional protection through a waxy coating that reduces evaporation or hairs on the leaf surface that reflect some of the light, insulating the plant. Most drought-tolerant plants use several of these features to survive on low amounts of precipitation.

Native plants often are considered more drought tolerant than exotic landscape plants. However, there are also many exotic plants that adapted to thrive in the native

CONTINUED ON PAGE 2

IN THIS ISSUE

- PG 2 | NEW CCAM[®]s
- PG 2 | FIRE SAFETY
- PG 3 | PROGRAMS ON THE MOVE
- PG 4 | YEARS OF SERVICE
- PG 4 | WELCOME NEW PROPERTIES
- PG 4 | WATER CONSERVATION GARDEN

9610 Waples Street
 San Diego, CA 92121
 Tel: 858-550-7900
 CA Contractors Lic. No. 885638
 Web: www.nnj.com

SUMMER 2011

LANDSCAPING, CONT.

environment. The use of drought-tolerant plants will reduce time and money spent on irrigation. Many drought-tolerant plants are also tolerant of poor-to-average soils. Some even prefer poor soils.

A popular choice for drought-tolerant perennials is sedum, also known as stonecrop. Sedum and many other succulent plants are not only tolerant of drought, but favorites in rock gardens. While cacti and succulents may have a place in some drought-tolerant gardens, they are not the only alternatives. There are numerous plants found in most landscapes that survive periods of drought. Placing these plants in the garden reduces the need to supply extra water during periods of inadequate rainfall.

Coreopsis and coneflowers are valued for their long-blooming periods as well as their drought-resistant properties. These plants will also tolerate a wide range of soils. Lamb's ear provides wonderful texture in rock gardens and spreads easily. It is typically grown for its silvery foliage, which has a velvety texture. Because of its velvet-like texture, lamb's ear is very drought tolerant.

"SMART" IRRIGATION CONTROLLERS are irrigation clocks that automatically adjust irrigation run times in response to environmental changes. Smart controllers use sensors and weather information to manage watering times and frequency. As environmental conditions vary, the controller increases or decreases irrigation. Smart controllers have the ability to turn off your sprinklers automatically during rain, high wind or low temperature. Smart controllers reduce outdoor water use by an average of 15 to 30 percent. They also reduce over-watering, which can cause fungal disease and insect problems. When selling the "Smart" controllers, the manufacturer will often

provide an analysis that you can provide to the Board members on just how much they expect to save. This financial savings can justify the actual cost of the installation and new controller prices. The Board may not recognize just what can be saved without seeing it visually. A real benefit to the upgrade on the irrigation system is also that many of the older installations have controllers that don't allow different programming for the turf and planter areas. When you upgrade to the "Smart" controller, you can set different types of areas, so turf will be watered longer than the planters. These are savings over and above just having the water not come on when not necessary. Again, you can replace certain sections over time and give the Association a way of saving before completing the entire job.

So, if you want to save money on your landscape water here is how to start:

1. See if your city or county offers any rebates or grants for installation of "Smart" irrigation controllers. This can often offset some of the initial costs.
2. Convert some of the turf areas into drought tolerant planters, which require less water.
3. Inspect your current irrigation system and make sure it working properly. Adjust water times.

Without making any changes, it will be impossible to keep the landscape looking good with minimal water usage. If you association has common area landscaping, now is the time to discuss and devise a plan with your landscaper and your board along with informing your membership of the water situation in hopes of reducing homeowner concerns when these allotments go into effect. Together we can save water and money!

Congratulations New CCAM®'s



Fran Hidalgo
Controller



Judi Thomson
Community
Association Manager



Tony Timmons
Community
Association Manager

They have received their Certified Community Association Manager (CCAM®) designation from the California Association of Community Managers.

IT'S TIME TO THINK ABOUT FIRE SAFETY

Our landscape department can help you with your brush management needs. We have programs designed to "create a defensible space" between unmaintained canyon vegetation and structures. Firebreaks help protect structures from wildfires. Regulations may vary depending on location in the county. It is the time to remove the excess brush and work can begin now!

Please contact your management representative or our landscape department if you would like a bid or more information on brush management. Let's all do what we can to be safe this year!



The Associa Advantage Network is a free and voluntary **VALUE-ADDED SERVICE** available to members of the Associa Family. By leveraging the purchasing power of Associa's 8,000 communities and 2 million households, we are able to negotiate exceptional savings on household goods and services commonly used by our clients, maintenance groups and employees.

Through the Associa Exclusive Offers area members will find trade partners that are icons in their industry such as Lowes, Sherwin-Williams, DoodyCalls, 1800-GOT-JUNK?, Budget Blinds and *Bulbs.com* to name a few.

Choose the best and take advantage, www.associaadvantage.com.

“I recently placed an order with *Bulbs.com* through the Associa Advantage program and was extremely pleased with their pricing and service. I received a quote from our normal supplier and *Bulbs.com* beat their price by 50%! The ordering process was easy and we received our shipment fast. This is a phenomenal program and I look forward to sharing the savings information with my Board of Directors and using their services for future orders.”

-BLAKE ROSE, CMCA®
COMMUNITY MANAGER

“I was getting ready to order more bags for our pet stations and thought this was my chance to experience Associa Advantage for myself. There was definitely a huge savings! For \$115, I received 4000 bags from DoodyCalls! The closest competitor would have cost the Association \$250. In times like these the Association definitely appreciates the savings.”

-MAYEA HENDERSON, CMCA® AMS®
BEECHTREE COMMUNITY MANAGER

SOCIAL MEDIA

JOIN OUR ONLINE NETWORKS TODAY!

NNJ is continuing to grow our on-line presence to further engage and communicate with our neighbors and homeowners. On-line social networking, allows users to connect and communicate information to friends, family and co-workers, immediately and unobtrusively.



Find us on Facebook at www.Facebook.com/nnjaeschke



Follow Associa on Twitter at www.Twitter.com/Associa



Find exclusive video content on Associa's YouTube channel at www.youtube.com/associamarketing

ASSOCIA MEXICO *now has* 3 LOCATIONS *to better serve you!*



We are proud to announce that Associa Mexico now has an office in Rosarito! With this new expansion Associa Mexico currently has three locations – Los Cabos, Loreto and Rosarito. As we continue to grow our presence within Mexico, our sole focus will remain to provide each development with responsive, local, and five-star quality service.

To learn more visit www.associamexico.com.

YEARS OF SERVICE AWARDS

We have recognized the following staff member for their many years of dedicated service.

35	Magdalena Sanchez
25	Bertha Stump
20	Roberto Ortiz and Beryl Dixon
15	Pamela Walker, Xochitl Michel, Gerardo Ortega and Pam Wagner
10	Gerardo Zavala, Lilia Hernandez, Kim Medis and Les Pasag
5	Jill Fanning, Michelle Steinbock, Thomas Tulloch, Thomas Greene, Thelma Salinas, Ana Montoya, Bob Kaku, David Farnum, Miguel Segura and Becky Cuevas

WELCOME New Properties

Chateau Girard Condominium Association
RB Trails Homeowners Association
See the Sea Condominium Association



2011 SUMMER CALENDAR OF EVENTS

The Water Conservation Garden located at 12122 Cuyamaca College Drive West in El Cajon, CA invites the public to enjoy its 2011 summer events. The Water Conservation Garden is an independent non-profit organization located on the campus of Cuyamaca College in Rancho San Diego. The Garden's 5 acres of drought-tolerant plantings and 16 educational exhibits, teach the public how to have gorgeous gardens that are well-suited to San Diego's semi-arid climate. For more information, visit their website at www.thegarden.org.

GARDENING CLASSES help residents save water and money by focusing on water-smart landscaping techniques and plants. Classes are taught by experts and topics include lawn removal, water-smart landscape design, backyard composting, irrigation design and gardening for children. **Pre-registration is required for all classes.** To enroll call 619-660-0614 x 10.

HOMEOWNER ASSOCIATION TOURS

- Held on the last Saturday of each month at 9:30 a.m.
- Tour the Garden and learn how to save water and money for your association by designing a drought tolerant landscape.
- \$5 per person. Reservations required. Please call 619-660-6841.



Associa[®]
N.N. Jaeschke, Inc.

9610 Waples Street
San Diego, CA 92121
Tel: 858-550-7900
CA Contractors Lic. No. 885638
Web: www.nnj.com