

# Policy on Irrigation and Irrigation Infrastructure

Approved: 10/23/24

**Supersedes:** The Pumps Policy passed by the Master Board on January 15, 2020

**Purpose** – To establish a unified pumps and irrigation policy that is consistent with PGA Village POA documents and Florida irrigation regulations.

**Justification** – There has been much confusion among HOA's, the POA, Board Members, Management and residents as to what entity is responsible for irrigation infrastructure and who manages irrigation schedules. Many community pumps and wells have been operating without water-use permits which is a violation of Florida statutes. The POA is now working with South Florida Water Management District to permit all our common irrigation pumps and recharge wells. This policy classifies pumps and wells and defines responsibilities.

## Definitions

*POA* – The PGA Village Property Owners Association.

*HOA* – A sub-community within PGA Village.

*Management* – The management company retained by the POA to manage in part infrastructure and contracts.

*Common irrigation pump or irrigation well* – Any pump or well that irrigates more than one parcel.

*Individual irrigation pump or irrigation well* - A pump or well that irrigates one dwelling.

*POA irrigation pump* – An irrigation pump owned and managed by the POA. To be designated a POA irrigation pump, it must be a common pump, draw water from a POA owned pond and, have a water-use permit issued by South Florida Water Management District in the name of the POA. The pump includes auxiliary equipment such as suction lines, pressure tanks, control boxes, meters, sensors and irrigation controllers. It does not include downstream mainlines, valves, irrigation heads etc.

*POA recharge well* – A recharge well owned and managed by the POA. It is located near a pond owned by the POA and has a water-use permit in the name of the POA.

*HOA irrigation well* – An irrigation well owned and managed by an HOA that irrigates more than one parcel. These wells are located on, and irrigate, HOA property.

## The POA's responsibility

The POA has two responsibilities according to our documents, state statutes and regulations:

1. To irrigate the common areas.
2. To ensure that we comply with our permit requirements.

This means the POA has no authority or responsibility to irrigate communities. The POA accepts responsibility for the pumps and controllers that irrigate communities as a mechanism to control irrigation volumes and thus ensure we comply with the permit requirements.

## Maintenance and Repairs of Pumps and Wells

- The POA shall repair, replace, maintain and power *POA Irrigation Pumps and POA Recharge Wells*.
- The HOA shall repair, replace, maintain and power *HOA Irrigation Wells*.
- Property owners shall repair, replace, maintain and power *Individual Pumps and Wells*.

### **Downstream Irrigation infrastructure.**

The property owner shall maintain all mainlines, tubing, valves, relays, boxes, decoders, sensors and sprinkler heads etc. located on their property.

Therefore:

- All irrigation infrastructure including mainlines located on HOA property that is irrigated by a *POA Irrigation Pump* is the responsibility of the HOA.
- All irrigation infrastructures including mainlines located on POA common property that is irrigated by a *POA Irrigation Pump* is the responsibility of the POA.
- For *HOA Irrigation Wells*, the entire irrigation system is the responsibility of the HOA.

### **Community Irrigation**

- The following communities irrigate with POA common pumps: *Briarcliff, Castle Pines, Clubside, Cypress Point (part), Hawkes View, Greenbriar (HOA chooses to maintain), Island Point, Kingsmill, Maidstone, Muirfield, Reserve Golf Villas, Scarborough Estates, Spyglass, The Lakes, Tompson Point, Torrey Pines, Willow Pines E&W, Pine Creek, Marsh Landing.*
- The following communities irrigate with HOA owned irrigation wells: *Golf Villas 1&2 and The Pines.*
- The remaining communities irrigate with individual pumps or wells.

### **Controlling Pumps**

All POA irrigation pumps and recharge wells shall be controlled only by Management or their designee. No pumps or controllers shall be altered, modified or damaged by any person unless instructed by Management. A violation of this policy may result in a citation by Management and adjudication by the Compliance Committee as a "Violation of Documents".

### **Permits and Reporting**

The entity listed on a permit is responsible for complying with all permit requirements including reporting water-use volumes, not exceeding water-use limits, permit renewals and permit expenses.

### **Irrigation Restrictions**

The POA, St. Lucie County, or South Florida Water Management District may impose irrigation restrictions in time of drought or for other reasons. These restrictions apply to all pumps and wells in PGA Village including *individual pumps and wells*. A violation of this policy may result in a citation by Management and adjudication by the Compliance Committee as a "Violation of Documents".

### **Standardized Equipment**

All new or replaced POA pumps or controllers must specify a "Baseline" controller, a soil moisture sensor and a flow monitor. Control of the pump and data use must be remotely available to the Maintenance Manager.

### **Water Conservation**

Our ponds provide irrigation water for the POA, HOA's, individual homes, four golf courses and several commercial properties. The irrigation volume by all these entities affects pond water levels. During the yearly dry season, our pond water recedes and sometimes dries up. Irrigation, rather than evaporation, is the main cause of water loss from our ponds. To minimize water loss, we must irrigate efficiently. We therefore suggest the following irrigation guidelines for PGA Village:

- Do not irrigate more than three times a week.
- Do not irrigate longer than 30 minutes in turf zones and 15 minutes in shrub zones.
- For *common pumps* the total water usage must not exceed monthly and yearly permit limits.
- Use nozzles that are the most efficient and have uniform coverage such as Hunter MP Rotator rotary nozzles on turf.
- Install rain or soil moisture sensors on your system.
- Irrigate at night.

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Date: 10/23/2024

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Date: 10/25/2024