



## Brightwater Landscape & Irrigation Maintenance

Dear Residents of Brightwater,

We are grateful for the opportunity to maintain the common area landscaping and irrigation at Brightwater. We want to provide some information about our service scope as it relates to the irrigation system.

- Big Tree did not design or install any landscaping or irrigation in the homeowners' yards including the filters, sprinklers, and bubblers. Homeowners' yards were installed by a third party that contracts with the home builders.
- Big Tree is contracted through Breeze to service the irrigation controller, filters, and common area irrigation systems only. Big Tree is not currently contracted to perform any services or maintenance on homeowner's irrigation systems.
- However, separate from our currently contracted services through Breeze, as of 6/1/2023 we will be offering homeowners in Brightwater the opportunity to work with us directly on irrigation services such as inspections, irrigation adjustments, irrigation repairs, and cut & caps for pool and lanai installations. If you would like to receive a quote directly from Big Tree (not through the CDD) for this type of work, please send us an email at [brightwater@bigtreeinc.com](mailto:brightwater@bigtreeinc.com) or call the office at 239-694-9700. Please provide specific details on the issue you are interested in resolving, your address, and your contact information. We will get back to you and provide a quote for time & materials to perform the work. The homeowner will be responsible for paying Big Tree directly for this type of work.
- The community irrigation system draws water from pumps in several ponds and distributes this water through the irrigation mainline that runs throughout the common areas. Valves are tied into the mainline and are controlled by an irrigation controller that opens the valves within scheduled watering windows.
- The common areas and homes are watered by the same irrigation system/controller and run for similar durations. The common areas, however, also receive regular applications of fungicide, herbicide (e.g., for sedge and broadleaf), insecticide (e.g., for chinch bugs, grubs, cutworms, and ants), and fertilizer.
- For each valve, there is also a filter with a 200-micron screen that we clean monthly. Cleaning the filters ensures optimal water pressure for homeowners' irrigation systems. After each cleaning, we run each valve ensuring it is functioning properly along with checking water flow and pressure. At times, the filters have required cleaning more often due to particulate matter in the water drawn from the ponds.
- In the common areas behind homes, there are green irrigation boxes which contain irrigation components. Homeowners and outside third-party vendors are not to access the irrigation valve boxes. There are components in these boxes that if tampered with by an untrained party can lead to devastating problems causing extensive damage to yards, landscapes, and even homes. If you see someone other than Big Tree entering these boxes, please report them to Breeze immediately. We have identified several irrigation boxes which have been manually tampered with leading to unnecessary damage. Our goal is to eliminate individuals causing damage to the system and homeowners' yards/property due to manually tampering with the irrigation components.
- If you have any concerns related to the common areas, please contact Breeze and we will collaborate with them to address the concern.