

# Stoney Brook Farm Property Owners Association, Inc.

c/o A.R. Choice Management, Inc.

333 17<sup>th</sup> Street, Suite 2L ~ Vero Beach, Florida 32960

Phone (772) 567-0808 ~ Fax (772) 567-2551

Charity@ARChoice.com ~ Katie@ARChoice.com

September 5, 2013

Re: **Community Irrigation System**

Dear Stoney Brook Farm Owner,

It has come to our attention that there may be some confusion regarding the community irrigation system. The description below defines areas of responsibility:

## Association's Responsibility

- The Association is responsible for supplying irrigation to each owner's home up to each owner's individual zone valves.
- The Association maintains the common area irrigation system completely, including the irrigation pumping system which supplies irrigation water to all common areas as well as each owner's home.
- The Association maintains the irrigation clock for the entire community. This must be maintained by one entity for purposes of scheduling the entire community properly. Proper scheduling is imperative to prevent too many individual zones from coming on at the same time causing a loss in pressure, which in turn would produce unsatisfactory coverage of the irrigation system.
- The Board of Directors utilizes Jordan Irrigation to provide the services described above.

## Owner's Responsibility

- Each owner is responsible for their own irrigation system within their lot to include the zone valves, underground piping and all irrigation heads.
- Owners are encouraged to sign up for regular monthly service on their irrigation system. Jordan Irrigation is offering to perform a monthly "wet-check" service for only \$20.00 per month. For the monthly service, Jordan will turn each of your zones valves on and check the system for any problems such as breaks or clogged heads. They will also adjust spray patterns as necessary to ensure proper coverage. Any parts or repairs would be an extra charge.
- Each owner can choose to hire whomever they wish. However, should you choose another contractor, they will not have access to the time clock, and they may be forced to coordinate with Jordan sprinklers to coordinate repairs, generating an additional charge to the owner.

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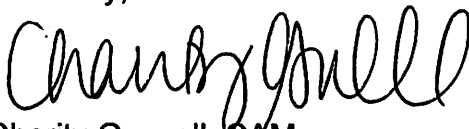
[Charity@ARChoice.com](mailto:Charity@ARChoice.com) ~ [Katie@ARChoice.com](mailto:Katie@ARChoice.com)

## Management's Responsibility

- The Association Manager will monitor the performance of the contractor hired by the Association to perform duties on the Association's irrigation system.
- The Community Association Manager is hired to manage the community. Not individual homes. However, should the Manager see a problem with an owners irrigation system such as dry, dead or dying sod or shrubs, the Manager will notify the owner of the problem and the need for the owner to take action.
- Owners should not call Management for an owner irrigation problem, unless the owner has not been able to resolve it through their own irrigation contractor or Jordan Irrigation. Jordan Irrigation's phone number is: (772) 567-1410

If you have any questions, please feel free to contact my office at any time.

Sincerely,



Charity Gruwell, CAM

AR Choice Management, Inc.

On behalf of the Stoney Brook Farm Board of Directors