

Greetings from ELW Cluster IV Board of Directors!

NEXT MEETING

SEPTEMBER 2023

September meeting 9/11/23. Our next regular meeting will be October 9, 2023 at 6:30 pm. **The platform is Microsoft Team Meetings.**

Meeting ID is 296 778 359 041 The password is available on our website:

www.elwcluster4.org

BABY GATOR AT SPILLWAY



If you have photos you would like to contribute to the newsletter, please send a copy to the HOA President via:

President@elwcluster4.org

Be Responsible Pet Owners Please be courteous and pick up after your pets. This should include cleanup on your lot as well as cleanup in the common areas of our community.

ONE OTHER REMINDER RE: PET WASTE. PLEASE GUIDE YOUR ANIMALS TO EITHER YOUR YARD OR COMMON GROUNDS TO DO THEIR BUSINESS. ALLOWING YOUR ANIMAL TO USE ANOTHER PERSONS PROPERTY IS VERY DISCOURTEOUS TO THE PROPERTY OWNER.

Please remember that the best time to put your trash out for pickup is the morning of pickup (Tuesday or Friday). This will help prevent trash spills & a critter invasion of your tasty garbage.

Thanks for your continued support!
ELW Cluster IV Board of Directors

Board Members 2023

Cathy McCarthy President
Frank Clarke VP & Secretary
Jill Bartholmey Treasurer
Andrea Cooley
Steve Rogers

IRRIGATION INFORMATION FOR ALL

Just a little FYI about our irrigation system for all to be informed. We have a two-wire system installed in our community. Traditionally wired and 2-wire are both types of irrigation systems. However, they are fundamentally very different types of technology.

A traditional irrigation system involves a controller sending voltage down a wire path, which activates a solenoid, in turn opening a valve allowing water to flow to the sprinkler heads. Decoder, or 2-wire, systems involve a different kind of architecture, which I will outline later in this article. Both types of systems possess inherent qualities that can make them better or worse for a specific application. Therefore, understanding the application will help you determine which type of system would be a better fit.

Traditional irrigation systems require one dedicated wire for each zone valve, plus a common wire linking all of the valves. This can add up to a lot of linear feet in copper wire. Most decoder systems only have one 2-wire path linking all of the devices (valves, sensors, pump relays, etc.). Therefore, the size of the irrigation system can help determine which type of technology should be installed. Once a system gets more than 30 to 35 zones, it becomes less expensive to install a 2-wire system.

One distinct advantage to 2-wire technology is its expandability. If a new section of irrigation needs to be added to an existing 2-wire system, the path can be tapped into and new irrigation can be added.

Also, due to the fact that most 2-wire controllers can handle hundreds of zones, adding zones to an existing system is rarely an issue. When a traditionally wired system needs to be expanded, new wires will often need to be run back to the controller, making it cost prohibitive. In addition to these facts, a two-wire system forces us to choose from a smaller pool of contractors. **Our current irrigation company, Redtree, is one of those contractors.**

A 2-wire controller is always sending voltage (usually 24-30 volts AC) down the 2-wire path in order to communicate with the components in the irrigation system. In order for the controller to talk to each device, there needs to be a decoder between the 2-wire path and its respective device. Each decoder has a unique address that acts as a telephone number. So, when the controller wants to open a valve, it dials up the specific decoder and tells it to send voltage to the solenoid, opening the valve. 2-wire technology has been around for many years in the golf industry, but is only recently gaining traction in the residential/commercial market. One of the biggest advantages with this technology is the sharp increase in diagnostic ability. In a traditional system, the controller is simply sending voltage down the wire path. In a decoder system, the wire path is meant for communication. This enables the controller to use built-in diagnostics to check out the health of the system, and can signal an alarm if there are any issues with the decoders, solenoids or the wire path. **Decoder systems are very susceptible to lightning strikes. Since we live in an area of frequent lightning activity, we are always going to have areas that will need repair.**

(excerpted from Landscape Business, May 18, 2020)

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[Editor's note: This article original appeared in SportsField Management magazine, sister publication to Landscape Business.]

IF YOU NEED TO REPORT A MAINTENANCE ISSUE, PLEASE CONTACT:

Use the maintenance request in the owners portal for quickest response. If you are not registered in the portal, go to www.mgt-assoc.com & click on login to portal, then click on create login. You will need your account number to register, & you can find that on your payment coupons.

If you must email someone, the following are your contacts: Kari Lopez - Service Coordinator (813) 433-2000 Ext. 2026; KLOpez@mngmt-assoc.com

In emergencies ONLY please contact Peggy Semsey, 813-433-2008.

EMAILING & CALLING WILL BE THE SLOWEST RESPONSE TIME FOR YOUR REQUESTS, PORTAL REQUESTS PUT A TIME STAMP ON YOUR REQUESTS & ARE SENT OUT TO OUR CONTRACTORS QUICKLY, IF THAT IS WHAT IS NEEDED.



<http://www.elwcluster4.org>

