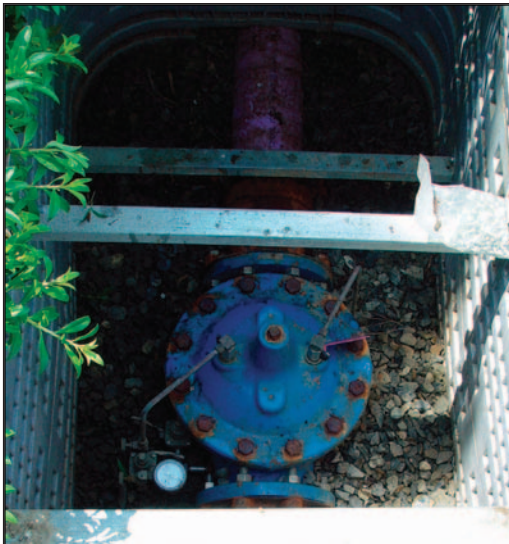


# WATER MANAGEMENT

**THE CHALLENGE: TO CREATE A CUSTOMIZED WATER SERVICE PROGRAM TO MEET IRVINE COMPANY'S TURTLE RIDGE APARTMENT HOMES' UNIQUE PROJECT OBJECTIVES.**

## RESULTS:

Our on-site staff performs a customized maintenance program for this unique oversized system. The Turtle Ridge property has experienced no major valve malfunctions, water penalties, or costly value replacements for 5 years and the original investment has been maintained diligently without negatively impacting the operating budget.



## HOW WE DID IT:

### SITUATION:

- We competitively bid and were awarded the Turtle Ridge Apartment Homes property in the summer of 2004.
- This property featured a unique oversized supply line (8" high pressure system that required expert handling).
- The Irvine Company stipulated that the irrigation system operate "trouble free."

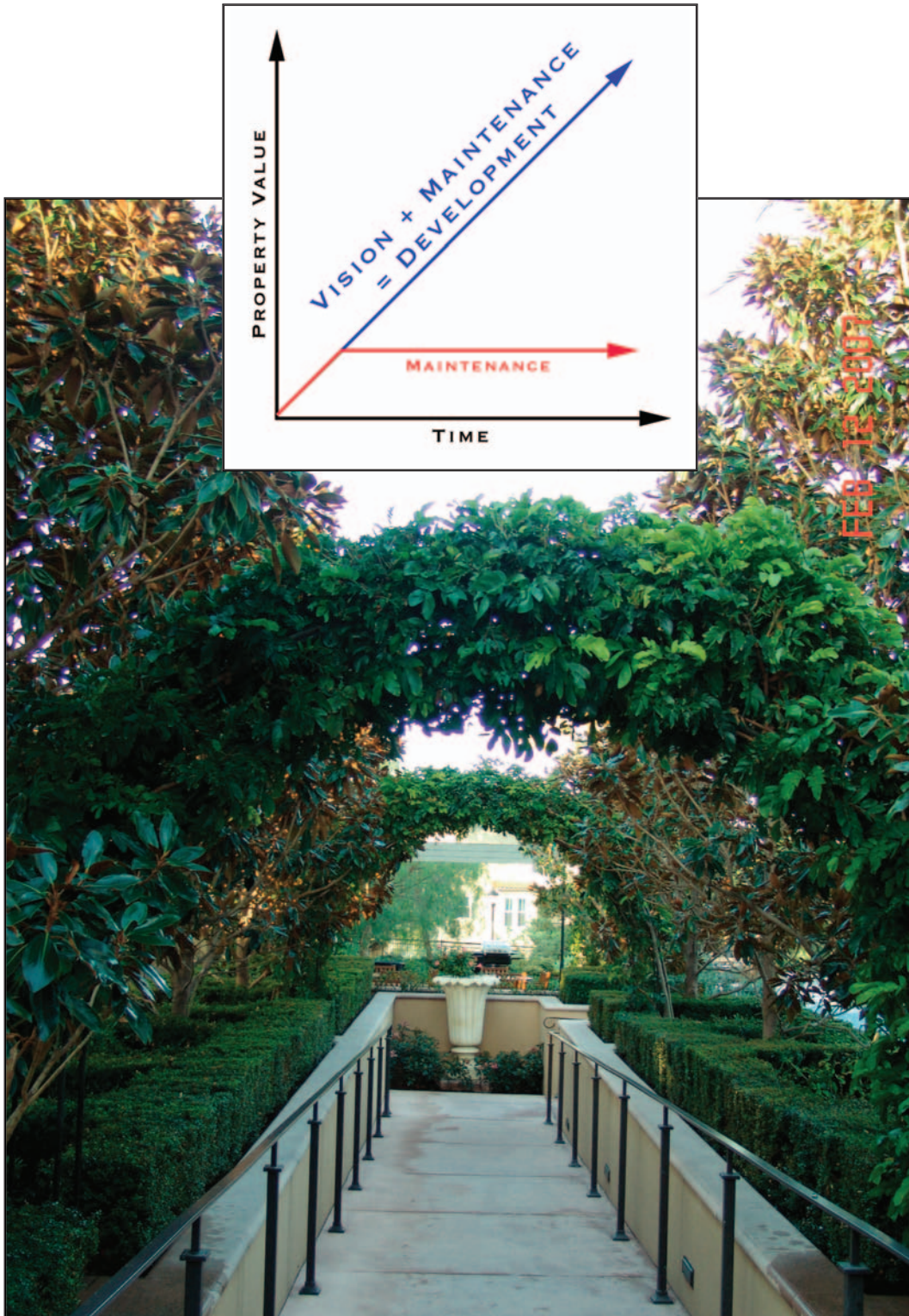
### SOLUTION:

- California Landcare irrigation servicemen worked closely with the installing contractor to learn all the service techniques and details of the systems for potential problems.
- Next California Landcare's management team met with the manufacturing representative on-site to further research the system's capabilities, areas of concern and to develop and utilize a customized servicing plan.



# VISION + MAINTENANCE = DEVELOPMENT:

This California Landcare guiding principle elevates the standard mantra of maintenance to a position we like to think of as Legacy Development. Where maintenance is joined with a plan to refine the unique characteristics of a property. Maximizing the owner's original investment without impacting the owner's operating budget.



**CALIFORNIA LANDCARE**

*Growing Asset Values Since 1992*

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