

# Daybreak

## Water Conservation Plan



DAYBREAK  
COMMUNITY ASSOCIATION





# DAYBREAK'S BEGINNINGS

Daybreak was designed with a drought-tolerant approach as part of our commitment to sustainability

## SUSTAINABLE DEVELOPMENT PRACTICES

Using broadleaf turf species in common areas that require less water

Creating smaller lot sizes that require less turf and water

Collecting storm water onsite and returning it to the aquifer to replenish groundwater sources and keep soils healthy

# CURRENT EFFORTS

Tracking weather data using smart irrigation controllers to save water



Using secondary water to irrigate 80% of parks and open spaces, and metering all secondary water at delivery

Avoiding watering during the hottest hours of the day and delaying planting during peak summer heat



Mowing turf at a longer length

## DESIGN STANDARDS

- ✓ Planter bed required around fences, tree trunks and foundations
- ✓ Water-wise plants
- ✓ Mulch to retain water
- ✓ Less than 60% turf requirement and no minimum turf requirement



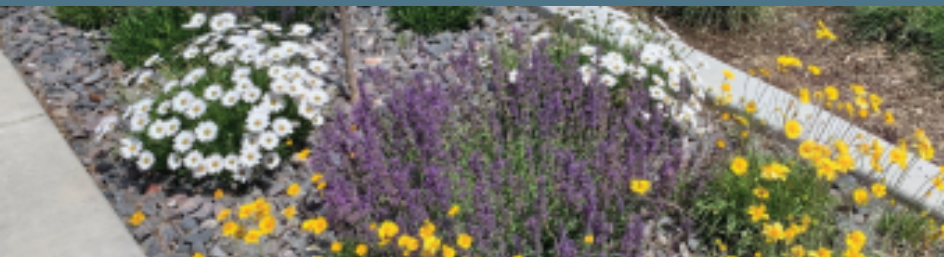
# WATER-WISE GUIDELINES

Due to the ongoing drought, brown lawns are acceptable under the following conditions: The lawn is not completely dead, does not feel or look straw-like and is well-groomed with no weeds.

If you are considering "flipping the strip" or incorporating a water-wise landscape, the following guidelines will help you get started:

- Any landscape modification must be applied for and approved by the Design Review Committee. Please contact the DCA office for an application form and to schedule a consultation.
- A water-wise landscape does not mean a plant or maintenance-free landscape.
- At least 80% of your park strip or yard must consist of plant material with a variety of colors, sizes and textures for year-round visual appeal.
- Drip irrigation is required.
- Steel edging is recommended to separate xeriscaped areas from turf.
- Dark brown or black, shredded, organic mulch or rock mulch may be used as a ground covering.
- Red dyed mulch is prohibited.
- Rubber mulch is prohibited as this does not add value or nutrients to soil as it breaks down.
- Rock mulch must be neutral in color and 1-2" in size. No black, red or white rock is permitted.
- It can take at least three years for a water-wise landscape to be fully established.
- During the establishment period, your landscape will need to be watered frequently.
- Fall is an excellent time to plant your water-wise landscape to limit water usage while new plants are being established.

\*On May 25, 2022, the Board approved waiving the \$75 application fee for xeriscape plans that use one of the Association's approved xeriscape templates. This fee waiver will be available until December 31, 2022.\*



# FUTURE IMPACT

## DAYBREAK DIRECT

Daybreak has released the new Daybreak Direct app where residents can report community issues directly to the Association



**In 2021, the Association saved 32 million gallons of water (16%)**

**In 2022, our goal is to reduce water usage by an additional 5% during the 2022 watering season**

The Association has monthly meetings with the secondary water company to monitor water usage and make changes as necessary



**Design Review Guidelines are continually re-evaluated as City and State ordinances change**