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# Hedgelines



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September 2022

## The Budget & Your Strategy

Identifying areas of concern is more effective before you sit down to budget next year's landscape maintenance. So as the fiscal year ends, we are here to support our commercial properties and communities so you will be financially prepared for the upcoming year.

### Thinking Ahead

As you explore how to lower budgets and improve your bottom line, we are here to support and turn your challenges into opportunities by establishing and implementing the proper controls to preserve and protect your landscape.

### Be Proactive not Reactive

The first and very best way to create a realistic landscaping plan within your budget is to have an assessment and consultation. Your landscape account manager knows your landscape and will have great insight into the intensity of use of the landscaped areas, where you can cut costs, and where you should invest. As part of the budget process, we take a complete snapshot of your entire property.

Our SWOT analysis breaks down the property's features into good or challenging areas and evaluates the property as a whole. Identifying weekly, monthly, and yearly maintenance needs are integral. The goal is to build a dialog between boards, property managers, and LMP on expectations and priorities.

For larger projects, we can support the development of a plan that can be phased in stages or consolidated into one whole project capitalizing on economies of scale.

In uncertain times, it's important to find security in certain investments that can help bolster your portfolio. Prioritizing effort and investment along with balancing both short-term and long-term returns requires vision and we understand the importance of meeting your targets in performance, reliability, quality, and safety at the lowest possible price. We've been at this for over 30 years and have seen things go through long-term life cycles. We understand what works, what doesn't, and what works now but might prove costly in the long term.



### Dealing with Rising Landscape Costs & Expectations

When significant projects arise property owners and managers rely on bids to help them determine the best contractor to complete the task. One of the most important ways to create landscapes that deliver ROI is to avoid making bad decisions in the first place. Rather than blindly choosing popular options with no regard for consequence, our approach is to help the client choose the right plants or even, in some cases, no plants for the project's scale, size, and intent.

### The Low Bid

Suppose you historically go for the cheapest service provider or gather bids for an apples-to-apples comparison to decide which one is the best value. Unfortunately, specifications are open to interpretation and can often lead to frustrations. Expectations can quickly turn sour when the lowest bid is the determining factor, resulting in substandard work, lax safety practices, and poor quality.

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# Property Spotlight: Urban Centre

Urban Centre, a premier Starwood property, has become a business and entertainment landmark in the heart of Tampa's Westshore Business District. It comprises two 9-story Class A office buildings with a unique granite and glass curtainwall exterior. The property is not only surrounded by an oasis of tropical foliage, and the two fountains' dramatic 11-story atriums are as beautifully landscaped with trees and fountains that give the atriums a park-like atmosphere and dramatically connect the buildings.

The building's unique design offers tenants many views, including the interior atrium, exterior courtyard settings, and unobstructed views of the bay and Downtown Tampa. The property offers a comprehensive set of amenities, including a rooftop executive dining club, a sit-down restaurant, deli, coffee shop, dry cleaner, hair salon, cigar shop, ATM, fitness center, auto detailing, covered unreserved and gated reserved parking, and highly visible monument signage. The attached Westshore Grand Hotel offers a range of conference facilities, a ballroom, and pool.

Managed by Jones Land LaSalle, the twin towers have received NAIOP's 2012 Best Office Building Award and BOMA of Greater Tampa Bay's in 2012 and 2021 TOBY Award in the Suburban Office Park, Mid-Rise category. LMP is proud to partner with JLL and has maintained the grounds since 2009.



# Spring into Fall: What to Know

September is usually the last month for some of the warm-season plantings. It's time to start planning and scheduling your plantings for the months ahead.

## Pruning

Now is the time to carry out bed renovations. It's an excellent time to cut out dead and declining portions and remove insect-infested branches. A good pruning now prepares the plantings for growth during the milder fall climate.

## Seasonal Color

Some flowers that can be planted this month are coleus, cosmos, gaillardia, impatiens, marigold, vinca, salvia and zinnia.

## Lawns

Lawns will begin to react to shorter days and less intense sunshine towards the end of the month. The grass is growing well and storing nutrients for the coming months. The soil is warm, and there is still ample rain.

## Irrigation

Make sure you are keeping track of the rainfall and water when needed. By the end of September, the rains can quickly taper off, and dryness can catch your plants by surprise. Now is an excellent time to check your irrigation system to ensure it adequately wets your landscape plantings.

## Mulch

Fall is the perfect time to refresh your mulch to encourage healthy, vibrant growth in the spring. Mulching helps protect your plants through our harsher but short-lived, cooler months.

## Warm Season Pests are Still Hanging Out

Caterpillar populations have had the summer to build up on weeds and other landscape plants. A few more pests in fall warm-season landscapes are aphids, grasshoppers, mites, slugs, snails, and whiteflies.

## Diseases

Expect leaf spot and root rot to continue at their summer pace until the rains start to subside. As the rains taper off, so will much of the leaf spot and stem rot. Root problems are much more challenging to deal with. Usually, these problems are water-related, and correcting drainage or selecting different plants for the site are the best answers.

## The Fertilizer Ban Ends October 1st

Don't fertilize your lawn or ornamental plants with nitrogen or phosphorus this month because there is still a fertilizer ban.



Firecracker Plant

## The Budget & Your Strategy...continued

We can't say enough about the importance of an experienced, well-trained, safety-minded team. And, because we hire the best people we can find—individuals with a vested interest in growing a landscaping career—we pay them fairly and provide benefits. Reliable people require better compensation.

Reliable workers are critical—especially in the landscaping industry, with unpredictable weather. We need our people to do what is expected on time, on budget, safely, and up to quality standards. And, our people are trained to perform commercial landscaping.

### The Beauty of a Solid Partnership

The beauty of a solid partnership is that it provides peace of mind when you have your Account Manager to help you consider both your anticipated and unexpected landscape expenses.

Our team is available to facilitate the annual budgeting process for your landscaping needs and serve to offer experience-based guidance. We can help you develop budgets, incorporate new ways of maintaining your current landscape, create enhancement goals and give you the best possible service.

# The Submersible Well Pump



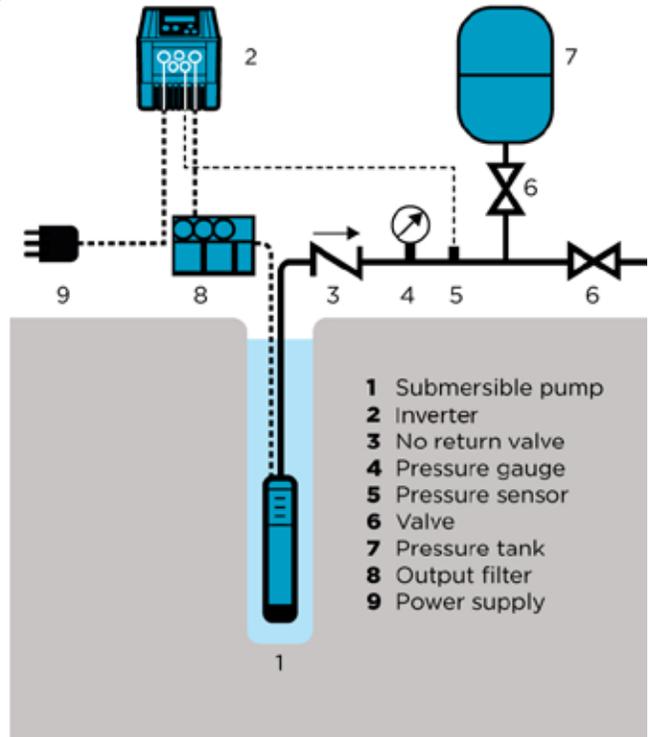
## What is a well pump control box and what does it do exactly?

A well pump control box is basically the brain of a water system because it handles many tasks to keep the system functioning properly. Pump control boxes are responsible for monitoring the flow of water and controlling a water pump to keep it at the desired level. Pump control can vary depending on the type of control box that is installed. They are also responsible for protecting pumps against low and high voltage that can result from things such as short circuits and overloads.

## The submersible pump.

A submersible pump allows for moving water from the ground up. They are designed to push the water up to the surface in a very efficient way. The pump relies on system pressure to start and stop. The system pressure in turn is mostly governed by the size of the air cushion in the pressure tank. As the air cushion expands as water is used, the pressure goes down. Pressure controlled switches turn the pump on and off.

The pump will wear out quickly if it has to start and stop frequently in very short time intervals which is what would happen if there is no pressure tank or if the air cushion got too small from leakage or (for non-bladder tanks) absorption.



## Common Symptoms & Causes of a Faulty Pump

### Sprinkler pump will not start

- ✘ The system pressure has not dropped to the switch's "On" or "Cut-in" pressure.
- ✘ Fuse or circuit breaker in your fuse box or breaker box has blown or tripped.
- ✘ Pump motor is set to incorrect voltage, or, voltage being fed to motor does not match the motor's rated voltage.
- ✘ The voltage at pump motor is too low.
- ✘ Pressure switch contacts are dirty or burned.
- ✘ Power wires are loose or disconnected.
- ✘ Starting component of motor has failed.
- ✘ The motor has failed.

### Pump moves water, but not enough

- ✘ Pump is sucking air.
- ✘ The depth-to-water in the water well is too deep.
- ✘ The motor is operating on the wrong voltage.
- ✘ Sprinklers require more water than the pump can supply.
- ✘ The pipes in the system are too narrow.
- ✘ There are restrictions in the pipes.
- ✘ There is debris in the sprinkler heads.
- ✘ The impeller or diffuser is worn.

### Pump runs but no water is pumped to the destination

- ✘ The pump has not been primed.
- ✘ The pump is sucking air.
- ✘ The water depth in your water well is too deep.
- ✘ The check valve is installed upside down or is stuck in the closed position.
- ✘ The pump motor is running on the wrong voltage.
- ✘ There is too much restriction in the suction pipe.
- ✘ The check valve, tee, or elbow is installed too close to the pump inlet.
- ✘ The suction pipe is not far enough down into the water source.

### Pump runs for a short time, but shuts off again

- ✘ The circuit breaker has tripped or a fuse has blown.
- ✘ The pump is sucking air.
- ✘ The depth-to-water in the water well is too deep.
- ✘ The motor is operating on the wrong voltage.
- ✘ The impeller or diffuser is worn.

### The pump is leaking

- ✘ The mechanical shaft seal is bad.
- ✘ The pump body or seal plate is cracked.

# Who is that Singing?



Whether you love them or hate them, insects are an essential part of the Earth's ecology. Without our little pollinators, we'd be undone and less. The main groups of singing insects are cicadas, grasshoppers, locusts, katydids, and crickets. Each species produces a distinctive sound. In almost all cases, only the males sing. Depending on the species, they may sing only during the day or at night.



Grasshoppers

## Nature's Harmony

Since it is the males that sing, the main purpose is to attract a female to reproduce and ensure the continuity of the species.

Singing also warns other nearby males that belong to the same species. They may keep their distance or even move farther away. In other species, males interpret the sound as an invitation to approach, and they form a chorus loud enough to attract even more females.

Some insects make courting songs, while others sing to warn off other males as they approach. An insect may make a particular distress sound when it is disturbed, for instance if it is touched. Among certain cicadas, this type of sound makes the insects stop singing or fly away.

## Insects in Production

Insects have developed a variety of physical adaptations to produce and amplify their songs. *Cicadas* are the only insects with an organ intended solely to create sounds. It is located in the male's abdomen and consists of two curved plates called tymbals. The insect rapidly repeats this motion, contracting and relaxing the tymbals at different frequencies depending on the species to create its distinctive sound. Its abdomen forms a resonance chamber that amplifies the sound.

*Grasshoppers* and *crickets* produce their songs, called stridulation, by rapidly rubbing the inside edges of their slightly raised forewings together. The forewings have unique structures to create and amplify sounds.

Giant male *Katydids* can "sing" as crickets do by rubbing their legs and wings together, making a short, chirping call to attract females. This is not a continuous sound like in crickets, but relatively short and not as intense as with crickets.

The *locust* is a grasshopper that has reached adulthood. Locusts swarm during wet weather, and then when it dries out, it forces the insects closer together on the remaining vegetation. The frequent touching of the locusts' hind legs due to this forced crowding causes the swarming behavior. Locusts sing by rubbing the femur of their hind legs against the edge of their forewings, a bit like when a bow is drawn across the strings of a violin.



Cicadas



Locusts



Crickets



Katydids



# Removing Trees for the Right Reasons



Trees provide beauty, enhance our landscapes, and help with rainwater absorption to minimize flooding. Mature trees are almost always considered an asset on commercial properties, especially in Central Florida, where shade is beneficial in reducing energy and cooling costs. Although trees often benefit the Central Florida area, there are a few instances where it becomes necessary to remove trees to preserve our property's long-term health and value.

There are a few circumstances when commercial property owners must have tree service professionals remove large trees instead of keeping them on the property. One of the most important reasons to have a large tree removed is because the tree has died or suffered significant damage. Tree damage or tree death results in uneven trees or unstable branches that could fall off or topple at any time. Dead or heavily damaged trees severely threaten individuals and nearby property such as homes, office buildings, vehicles, and other structures. Dead or damaged trees are also a community eyesore and can negatively impact property values, particularly those on the real estate market.

Additionally, commercial property owners might need tree removal services for diseased trees. Diseased trees can also become weak and unstable over time and can significantly damage the overall property's health, beauty, and value. Diseased trees should be removed as soon as possible to minimize damage, ensuring the disease does not spread through insects or tree debris on the property.

Finally, there are some instances where healthy and mature shade trees must be removed from commercial properties for logistical or construction reasons. For example, some healthy shade trees might have extensive root systems that interfere with underground utilities, concrete foundations, walkways, roads, and major streets.

## The Colors of Autumn

The start of Fall is September 22<sup>nd</sup>, not that we expect the touch of pronounced leaf color and dips in temperature to herald us into the season as they do in Northern states. We love helping our clients get into the spirit of the season by adding flowers that give an autumn look to help create a change of seasons.

*Get in touch with your Account Manager if you would like to plan to add some Fall color to your landscape.*



**Coleus**



**Marigolds**



**Snapdragons**

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