

## ET Manager™ Cartridge/Royal Vista Apartments Site Report



### PROJECT LEADER:

Mike Schepers  
Schepers' Lawn Sprinkling

### RAIN BIRD PRODUCTS:

- ESP-LXME Controllers
- ET Manager™ Control Cartridge for all ESP-LX Series Controllers (ETC-LX)
- Tipping Rain Bucket Gauge for ET Manager Control Cartridge (ETM-RG)

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—Mike Schepers, Schepers' Lawn Sprinkling

### PROJECT OVERVIEW:

Royal Vista Townhomes and Apartments provides affordable rental living near the outskirts of Grand Rapids, Michigan. Managed by Koetje Communities, Royal Vista's landscape is large and complex, featuring an irrigation system that includes five Rain Bird® ESP-LXME controllers, each of which manages multiple micro-climates.

### CHALLENGE:

Because Royal Vista's large site encompassed so many different micro-climates with varying degrees of sun exposure, soil types and plants, each of the five irrigation controllers required daily adjustments. Rising water prices were also a concern, with rates rising by approximately 12 percent since 2009. Koetje Communities was unable to pass on the increased cost of water to Royal Vista tenants because of a very competitive rental market. For this reason, it was also important for Royal Vista to keep its landscape looking its best.

### SOLUTION:

Koetje Communities contacted Mike Schepers of Schepers' Lawn Sprinkling to find an affordable and effective solution. Schepers recommended Rain Bird's ET Manager™ Control Cartridge (ETC-LX). "I chose the ETC-LX based on its ability to adjust minimum and maximum run times," Schepers explained. "This ability lets me control the total watering window."

Ideal for high-end residential and light commercial applications, the ET Manager Cartridge upgrades Rain Bird's ESP-LX Series Controllers to weather-based smart control. It saves water by making real-time adjustments to irrigation schedules based on hourly weather information. This eliminates the need to travel to each controller to adjust irrigation schedules, saving time and money.

### COST AND WATER SAVINGS:

At the close of the 2009 watering season, Royal Vista's irrigation bill totaled over \$16,000. However, since installing Rain Bird's ET Manager Cartridge in 2010 and the ETM-RG tipping rain bucket gauge in 2011, the community's bill has decreased by a significant 50 percent. "In 2010, Royal Vista's water bill went down by over \$2,000," Schepers said. "In 2011, after adding the optional tipping rain bucket gauge, the bill decreased again by almost \$6,000."

Koetje Communities is also enjoying another unexpected benefit. "The irrigation system is now being used more efficiently and only when necessary," Schepers said. "Due to less wear-and-tear, the average cost of head replacement during the watering months has also decreased by over 50 percent."