

FOCUS ON THE FUTURE

Improving Community Sustainability

Thursday, March 27th, 2025



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Desert Resort Management

Improving Community Sustainability

- ✓ Past – Present – Future
- ✓ Strategy and Best Practice
- ✓ Next Steps for Your Community



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THE PARCHED WEST

California Drought Tests History of Endless Growth

A punishing drought is forcing a reconsideration of whether the aspiration of untrammelled growth that has for so long been the state's engine has run against the limits of nature.

New York Times April 4, 2015

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“Colorado River crisis is so bad, lakes Mead and Powell are unlikely to refill in our lifetimes”

LA Times February 5, 2023



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Environment:

- Droughts – 1976-1977, 1987-1992, 2007-2009, 2012-2016, Current as of January. Moderate to severe!
- Population Growth – 375,000 residents. 1 Million by 2065
- Temperature – 8 to 14 Degree change this century
- Extreme Heat Days – 150% of current rate near term

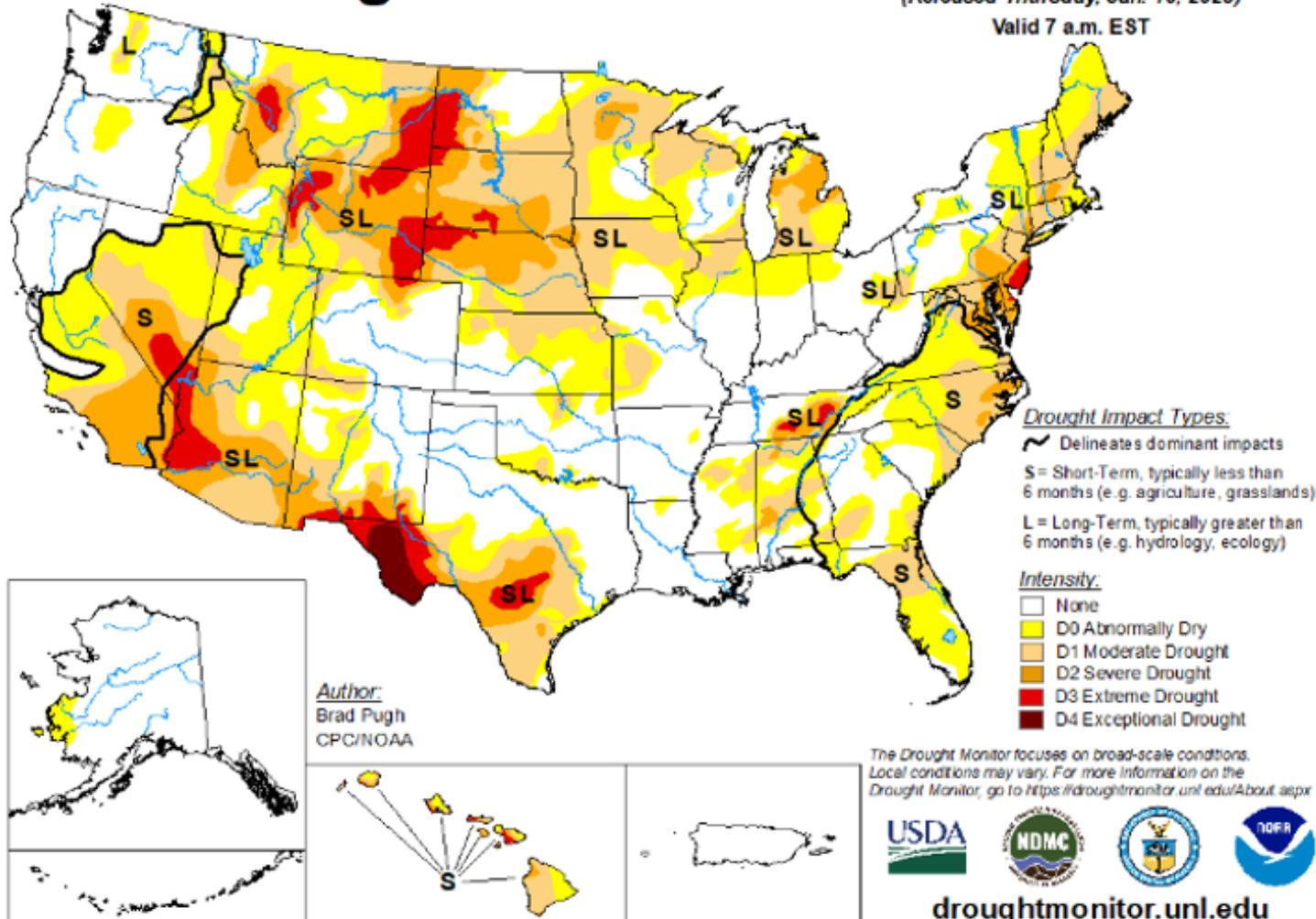
Are we prepared for this?



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U.S. Drought Monitor

January 14, 2025
(Released Thursday, Jan. 16, 2025)
Valid 7 a.m. EST



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- Rain and drought patterns are cyclical
- Too many people here, more coming
- Climate change
- Water is getting scarce
- Colorado River not a dependable supply
- Water politics!

The desert was not meant to be green as we have made it!

Ethical Dilemma!



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Goal as HOA Management and HOA Stakeholders?

Preserve Home Values!

The desert will return to brown, and we may be forced to allow it, so how do we keep ahead of this curve and preserve values in the face of so much uncertainty?



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Establishing a Sustainable Strategy

- Convert Green Space now!
- Stop allowing landscapers and gardeners to manage water
- Invest in irrigation systems
- Add conservation and conversion costs to reserves
- Maximize use of city and utility incentives
- Establish community leadership and maintain it
- SB 1572 Compliance - What does that mean?



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Consideration: The Maintenance Fallacy

- Drought tolerant landscape is not necessarily less expensive to maintain
- Plant the right material
- Plant the right density
- DG needs to be replenished
- Rock needs to be reset
- Hand pruning is more labor intensive than mow-and-blow



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Consideration: Cost Reduction Verses Cost Aversion

<u>CCF Usage</u>		<u>Total cost</u>
2018	10,279	\$22,135
2019	8,390	
2020	9,094	
2021	7,855	
2022	7,141	\$19,495
2023	6,761	\$18,499
2024	7,286	\$21,724



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Where and How to Start With Your Strategy

- ✓ Replace Grass with Hardscape and “Desert” Landscape
 - Use the correct materials and use a design
 - Purposeful design = Better appearance and value long term
- ✓ Use Correct Material
 - Use heat tolerant and desert plant material
 - Return to “Designed Desert”
- ✓ Plan for Future Droughts
 - Look to expand areas of Non-Functional Turf
 - Purposeful browning = Better appearance and value

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Next Steps:

- ✓ Develop short-term and long-term strategies
 - Cost avoidance to drought management to a result
- ✓ Identify the right partners
 - Use designers
 - Use contractors who understand water management and landscape maintenance
- ✓ Look for easy spots to start where maintenance problems exist
- ✓ Be mindful of design and cost to maintain
- ✓ SB 1572 considerations

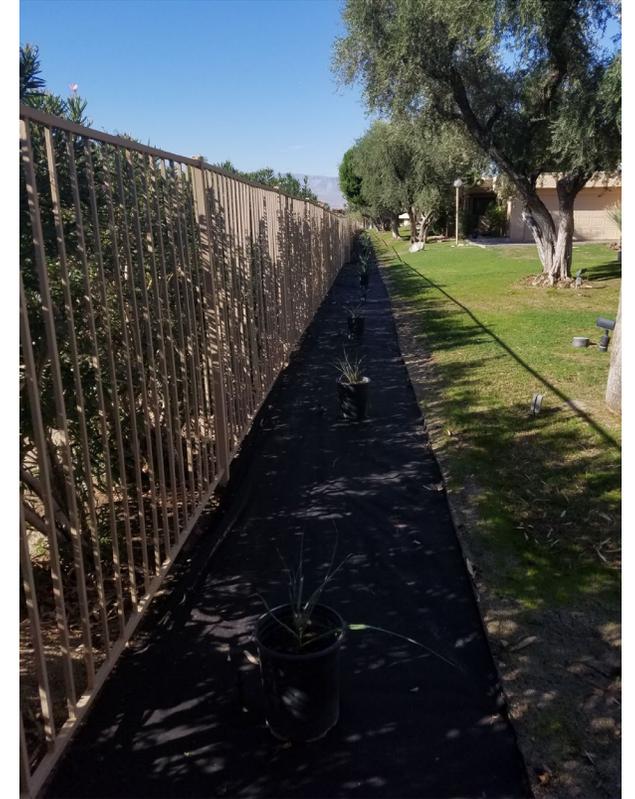
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Opportunity: Unused Space and Maintenance Challenge

6,952 Square Feet, \$20,854 Rebate

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Remember:

*Desert landscape
is also beautiful!*

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Conclusions

- ✓ The challenge of seeing this as a problem now
- ✓ Seize the opportunity
 - \$19 million in rebates fiscal year. 2024 for DWA and CVWD
 - Even small landscaping companies have design and install capabilities
 - Costs of install will go up as we proceed along SB1572 path
 - NFT restriction remains in place for now

THANK YOU



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