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Professional Community Management of California, Inc. Properties set the pace for major eco-friendly renovations

Communities utilize the latest green technologies conserve water while saving residents money

Lake Forest, Calif. (May 26, 2009)—Several PCM communities in Orange County and San Diego are implementing the latest environmental conservation technologies in order to reduce water use and waste. These efforts are helping create properties that are more naturally suited to the desert climate of Southern California. In addition to benefiting the environment, actions taken by these communities reduced the cost to association residents for landscape maintenance.

Techniques for water management vary throughout the communities, from weather stations to detailed monitor and maintenance programs. Many of the programs established are low-cost ventures and all of them will help associations save money over the course of the next several years.

“Our communities are mastering creative solutions that provide relief for the environment while financially benefiting the residents,” said Donny Disbro, Professional Community Management, Inc. Vice President. “Water conservation is a top priority in Southern California, and it is crucial that home owner associations address this issue with urgency and ingenuity.”

One of the most aggressive efforts made by within several PCM properties is the update of irrigation systems. By employing the latest technologies, communities are preserving water while maintaining beautiful landscapes. La Mirada Landmark Senior Community recently installed “smart controllers” which are irrigation clocks that automatically adjust irrigation in response to environment and can help decrease water use by 15 to 30 percent and also prevents surplus irrigation. The community installed these controllers in preparation for the summer season and has reduced water use by approximately 20 percent.

Additionally, Palmia Master Association in Lake Forest, Calif. put in a weather station that monitors moisture expectancy and adjusts water output as necessary, watering the night before for the following day’s weather forecast. This weather station enables the property’s irrigation system to eliminate overwatering and allows the turf to utilize natural water resources when possible.

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PCM Properties Save Water

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Just north of Palmia Master Association, Woodbury, located in Irvine, Calif., utilized the assistance of Irvine Community Development Company, which is a subsidiary of The Irvine Company, to organize a modern, eco-friendly community. The Irvine Community Development Company planned for, and had its merchant builders install computer controlled irrigation system, paired with smart controllers, to provide to the latest in water conservation technology to residents.

Finally, Ocean Hills Community Association in Oceanside, Calif. is in the process of replacing all their sprinkler heads which will allow them to reduce water use by 20 percent upon completion of the project. Circular sprinkler heads decrease the number of sprinkler heads needed to irrigate as the innovative design more accurately covers a larger surface than other sprinkler types.

Other PCM properties are capitalizing on simple solutions to this complex environmental issue. Talega Gallery in San Clemente, Calif. partners with the Irvine Water District to monitor water use which has assisted in raising community awareness and helped control water use. Incorporating a consistent and fastidious maintenance schedule for their irrigation system is also a crucial element in reducing water use and is the second piece of the water conservation plan made by this home owner association. By utilizing resources readily available to the property, the Talega Gallery is saving water and dollars.

“In a struggling economy, it is imperative that our efforts to reduce negative impact on the environment are not at a cost to our home owners,” stated Russ Disbro, chief executive officer of Professional Community Management of California. “We are extremely pleased these eco-friendly improvements will work to our residents’ financial advantage in upcoming years.”

Professional Community Management of California, Inc. specializes in the management of Common Interest Developments (CIDs) of homeowner associations for high-rise condominiums, family oriented master-planned developments, subdivisions of master-planned developments, active-adult master-planned communities and boutique communities throughout Southern California. It manages a portfolio of nearly 100,000 units in 284 community associations, representing a combined real estate value in excess of \$45 billion.

With headquarters in Lake Forest, Calif., PCM and its companies employ a staff of more than 1,400 people. PCM has offices in Orange, Riverside, San Diego and Los Angeles counties and has been recognized by the Multi Housing Council as one of the county’s largest managers of common interest developments.

Management services by PCM are backed by state-of-the art Internet technology, and comprehensive financial and management systems. For additional information, please contact PCM at 800.369.7260 or at www.pcminternet.com.

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