

Reducing Liability with proper landscape watering

If your VCR is flashing 12:00, chances are you are increasing the chance you and/or your community association will be involved in a slip and fall lawsuit. That may seem like quite a leap, from VCR to legal action, however if the VCR is not programmed, the automatic sprinkler timer is most likely also not programmed properly.

The potential liability is from algae or slime build up in the street gutters that becomes very slippery. When someone slips and hurts themselves they very often will go looking for someone else to blame and more importantly to pay. Never mind that water in the gutter is a natural, regular occurrence and most reasonable people know better than to put themselves at risk.

The constant water trickle from your backyard through the pipe under the sidewalk can flow for several blocks. You may have a nice clean, dry gutter but all your down stream neighbors suffer from the unsightly muck and increased risk.



One home can cause algae for several blocks.

Keeping the gutters from becoming slippery is actually quite simple. All that must be done is for the water flow to be interrupted two consecutive days per week. Preferably the day of your sweeping service and the day before. Even if you don't sweep weekly, algae needs constant water, and drying out two days per week will help curtail or stop its growth.



Staining is unavoidable with flowing water.

Having dry streets will also allow your sweeper to do a better job and reduce or eliminate the smearing or staining caused by sweeping wet debris. It is a common misconception that street sweepers can remove algae. Regular sweeping can help keep the gutters free of debris and cause water to flow better, however with constant water flow even daily sweeping will not remove algae.

Rest assured turning off the water a few days per week will actually help lawns grow deeper roots, become more drought tolerant and look healthier.

If you can't find your timer manual, most of the manufactures now have the manual on-line, even for older models. Even a new timer costs less than one hour with an attorney.

If your landscaper handles the water timer, he is already setting it so the area is dry on mow day. Simply insist he also program around sweep day. Your future involvement in legal action may depend on it.

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Dry streets can be swept clean and will stay clean longer