



Sustainable Landscape Solutions for HOAs

Helping communities transition toward resilient, water-efficient landscapes through science-based design, ecological management, and long-term planning.

 Serving HOAs throughout Sonoma, Marin, Napa, and surrounding communities.

1

LANDSCAPE TRANSITION PLANNING



Help HOAs make informed decisions before construction begins.

- AB1572 compliance guidance
- Turf conversion assessments
- Irrigation and water-use evaluations
- Phased landscape transition strategies

2

SUSTAINABLE LANDSCAPE DESIGN



Create attractive landscapes designed for long-term success.

- Water-efficient planting plans
- California native and climate-adapted plant palettes
- Hydrozoning and irrigation strategies
- Soil-informed landscape design

3

SOIL HEALTH & ECOLOGICAL MANAGEMENT



Build healthier landscapes from the ground up.

- Biological soil management practices
- Natural pest management strategies
- Soil improvement planning
- Reduced reliance on synthetic inputs

4

GREEN MAINTENANCE & STEWARDSHIP



Maintain landscapes while minimizing disturbance.

- Electric equipment to reduce noise and emissions
- Maintenance practices that support soil biology and plant health
- Long-term stewardship strategies

5



PROJECT SUPPORT & IMPLEMENTATION

Guide communities from planning through completion.

- Bid-ready plans and specifications
- Contractor coordination
- Rebate support and documentation
- Full-service landscape installation

The goal is not simply to remove turf.
The goal is to create attractive, resilient landscapes that communities can maintain and enjoy for years to come.



LANDSCAPE TRANSITION ROADMAP DEVELOPMENT

A strategic planning service for HOAs preparing for landscape change, AB1572 requirements, rising water costs, and long-term capital decisions.



For HOA board members, landscape committees, and property managers.



Turn landscape pressure into a coordinated long-term strategy.

New regulations, rising water costs, aging irrigation systems, maintenance challenges, and community expectations are forcing many HOAs to rethink their landscapes.

Without a clear roadmap, improvements can become reactive, inconsistent, and more expensive over time.

Soilogical helps communities develop a coordinated Landscape Transition Roadmap that guides decisions before major construction begins.

WHAT THE ROADMAP CLARIFIES

- **Where to Start**
Identify high-priority, high-water-use, highly visible, or compliance-sensitive areas.
- **What the Landscape Should Become**
Define community goals, landscape character, planting direction, and long-term identity.
- **How to Phase the Work**
Develop realistic implementation phases using priorities, budget, rebates, and community needs.
- **How Much to Plan For**
Establish preliminary budget ranges and help the board understand future capital needs.
- **How Decisions Stay Coordinated**
Create guiding documents that help future boards, managers, designers, contractors, and maintenance teams maintain a consistent direction.

ROADMAP DEVELOPMENT MAY INCLUDE

- ✓ Site and landscape assessment
- ✓ Turf and AB1572 area identification
- ✓ Irrigation and water use review
- ✓ Community priorities and landscape vision
- ✓ Design and maintenance standards
- ✓ Rebate and incentive opportunities
- ✓ Phasing strategy
- ✓ Preliminary budget ranges
- ✓ Priority project identification
- ✓ Long-term implementation guidance



A LONG-TERM GUIDE FOR LANDSCAPE DECISIONS

The roadmap creates a shared framework for landscape decisions over the next 5–20 years, helping future boards, managers, designers, contractors, and maintenance teams stay aligned as projects evolve.



ASSESS



DEFINE



PRIORITIZE



PLAN



IMPLEMENT

IDEAL FOR COMMUNITIES THAT:

- ✓ Know landscape changes are coming but are unsure where to begin
- ✓ Have multiple turf areas or landscape zones to address
- ✓ Need to coordinate AB1572 compliance with broader community goals
- ✓ Want to phase improvements over several years
- ✓ Need clearer information before approving design or construction



Project pricing based on community size, scope, and complexity.

Request project pricing.

**The goal is not simply to remove turf.
The goal is to give the community a clear direction for the next 10–20 years of its landscape.**



LANDSCAPE & IRRIGATION DESIGN

Thoughtful, water-smart designs that enhance your community, reduce water use, improve maintainability, and support long-term property value.



For HOA board members, landscape committees, and property managers.



Great landscapes don't happen by accident.

Strategic design creates beauty, strengthens community identity, reduces long-term costs, and ensures that every improvement supports your goals and your budget.

Soilogical designs landscapes that are water-efficient, climate-appropriate, low-maintenance, and built to thrive.

WHAT'S INCLUDED

- **Custom Landscape Design**
Planting plans, materials palettes, layout, and concepts tailored to your community.
- **Water-Efficient Irrigation Design**
Hydrozoned drip irrigation plans that reduce water use and improve system performance.
- **Soil & Planting Strategy**
Soil health, mulch recommendations, and plant selection for thriving, low-maintenance landscapes.
- **Water Budget & Efficiency Review**
Evaluate current use and identify opportunities for long-term savings.
- **Maintainability at the Core**
Designs that consider access, visibility, maintenance needs, and long-term success.

DESIGNS MAY INCLUDE

- ✓ Site analysis and existing condition review
- ✓ Planting plan and plant palette
- ✓ Irrigation design with hydrozoning
- ✓ Water use calculations
- ✓ Low-water and climate-appropriate plant selection
- ✓ Design and material recommendations
- ✓ Soil improvement and mulch recommendations
- ✓ Details, notes, and best practices
- ✓ Optional 3D renderings
- ✓ Phasing and implementation guidance



CLEAR PLANS. BETTER BIDS. FEWER SURPRISES.

Detailed plans and material takeoffs give boards clearer pricing, make contractor bids easier to compare, and reduce ambiguity during installation.

OUR DESIGN PROCESS



IDEAL FOR COMMUNITIES THAT:

- Want attractive, water-efficient landscapes
- Need to reduce water use and long-term costs
- Are preparing for AB1572 compliance
- Want low-maintenance, high-performance landscapes
- Need a clear plan for future projects and phasing



Project pricing based on community size, scope, and complexity.

Request project pricing.

Great design today creates a landscape your community will be proud of, and benefit from, for decades to come.



5-STAR LANDSCAPE INSTALLATION

Professional implementation for HOAs ready to turn water-wise plans into durable, attractive, and maintainable landscapes.



For HOA board members, landscape committees, and property managers.



Installation is where good design becomes lasting value.

A successful landscape transition depends on more than removing turf and adding plants. Soil preparation, irrigation quality, plant placement, mulch, access, cleanup, and establishment all affect long-term performance.

Soiological installs landscapes with attention to water efficiency, soil health, project coordination, and the community experience.

WHAT'S INCLUDED

- **Premium Installation Standards**
Detail-oriented construction using best-practice methods, with no corner-cutting and a long-term performance mindset.
- **On-Time, On-Budget Delivery**
Careful planning and coordination to keep projects on schedule and minimize unexpected costs.
- **Minimal Change Orders**
Clear scopes, planning, and field coordination help reduce surprises, unnecessary change orders, and budget creep.
- **3-Month Establishment Care**
Every installation includes three months of establishment care to protect the community's investment and support successful plant and irrigation performance.
- **Quality Control & Establishment**
Installation notes, irrigation checks, punch-list follow-through, and early establishment guidance.

INSTALLATION MAY INCLUDE

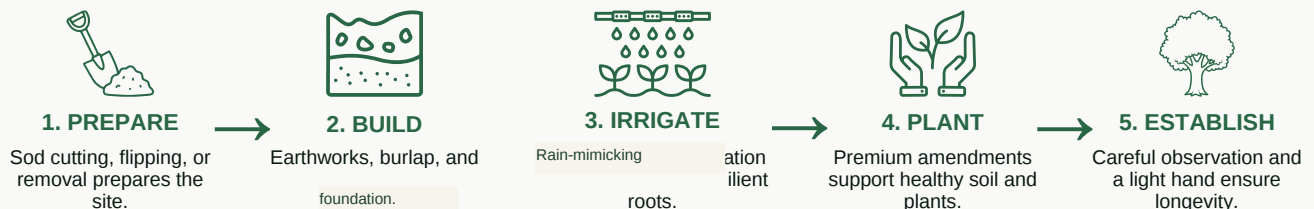
- ✓ Turf flipping or removal and site preparation
- ✓ Soil amendment and mulch installation
- ✓ Water-efficient planting installation
- ✓ Drip irrigation and hydrozoning upgrades
- ✓ Controller programming and irrigation checks
- ✓ Stone, boulder, and groundcover details
- ✓ Protection of existing trees and site features
- ✓ Resident access and work-area coordination
- ✓ Rebate documentation support
- ✓ Establishment guidance after installation



1-YEAR WARRANTY

Every Soiological installation includes a one-year warranty on plants and irrigation, backed by our commitment to quality workmanship and long-term landscape performance.

OUR BUILD PROCESS



A premium installation protects the investment, reduces surprises, and sets the landscape up to perform for years to come.



LONG-TERM GREEN STEWARDSHIP

Quiet, lower-impact maintenance that supports plant health, soil biology, natural pest management, and long-term landscape success.



For HOA board members, landscape committees, and property managers.



Sustainable landscapes need stewardship, not just upkeep.

After installation, the way a landscape is maintained determines whether it matures beautifully or slowly declines. HOAs need care practices that protect plants, support soil biology, reduce disturbance, and keep the community looking intentional.

Soilogical provides green maintenance using electric tools, biological soil care, natural pest management, and seasonally informed stewardship.

STEWARDSHIP FOCUS AREAS

1



Quiet Low-Emission Maintenance

Electric tools reduce noise, fumes, and disruption for residents while supporting cleaner community spaces.

2



Preserve Beauty & Curb Appeal

Seasonal care keeps the landscape clean, healthy, intentional, and visually consistent.

3



Protect Plant & Soil Health

Biological soil care, mulch, and natural pest management support stronger plants with fewer synthetic inputs.

4



Reduce Water & Operating Costs

Irrigation monitoring and adjustment protects plant health while reducing wasted water and unnecessary expense.

5



Build Long-Term Landscape Value

Ongoing observations and recommendations help the landscape mature beautifully and avoid costly problems.

GREEN MAINTENANCE MAY INCLUDE

- ✓ Electric equipment to reduce noise and emissions
- ✓ Seasonal pruning and plant care
- ✓ Biological soil management practices
- ✓ Compost, mulch, and organic matter support
- ✓ Natural pest and disease monitoring
- ✓ Irrigation checks and controller adjustments
- ✓ Weed management with lower-impact methods
- ✓ Plant replacement recommendations
- ✓ Maintenance notes for boards and managers
- ✓ Long-term landscape evolution planning

BEAUTY, VALUE & LOWER LONG-TERM COSTS



Thoughtful stewardship protects the community's investment by preserving curb appeal, reducing noise and water waste, supporting plant health, and preventing small issues from becoming unexpected, costly problems.

OUR CARE PROCESS



1. MONITOR

Keep intentional plants thriving and unwanted growth at bay.



2. MAINTAIN

Keep the landscape healthy, clean, and visually appealing.



3. ADJUST

Dial in irrigation for plant health and budget efficiency.



4. BUILD SOIL

Use mulch and nutrients to feed plants naturally.



5. GROW

Add plants strategically as the landscape evolves.

IDEAL FOR COMMUNITIES THAT:

- Want quieter, cleaner landscape maintenance for residents
- Want to promote community health with lower emissions and no chemicals
- Need irrigation and plant health monitored seasonally
- Want the landscape to mature in alignment with the original plan

Green stewardship preserves beauty, protects the community's investment, and lowers long-term landscape costs.



Landscape Transition Roadmap Checklist

A board-friendly guide for moving from AB1572 pressure to coordinated landscape decisions

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Use this checklist to identify where your community is today and what still needs to be clarified before construction decisions are made.

The roadmap helps create guiding documents that support boards, managers, committees, contractors, and future decision-makers.

1 Organize & Prepare

- ☐ Form or confirm landscape committee roles
- ☐ Gather maps, contracts, irrigation records, and water bills
- ☐ Set board, manager, committee, and resident communication process
- ☐ Identify rebate requirements before work begins

2 Landscape Assessment

- ☐ Map turf areas and likely AB1572 areas
- ☐ Review meters, valves, controllers, and irrigation condition
- ☐ Establish baseline water use and recurring maintenance issues
- ☐ Clarify budget capacity and early community priorities

3 Define Vision & Identity

- ☐ Ask: what should our landscape become?
- ☐ Choose an overall landscape character or identity
- ☐ Identify resident concerns and desired outcomes
- ☐ Align vision with climate, maintenance, water, and community goals

4 Develop Design Standards

- ☐ Document plant palette, mulch, stone, tree, and groundcover standards
- ☐ Define irrigation and water-efficiency standards
- ☐ Set maintenance, ecological, and appearance expectations
- ☐ Create guidance for future designers, contractors, and boards

5 Budget & Prioritize

- ☐ Rank areas by compliance, visibility, risk, and community value
- ☐ Develop rough cost ranges and funding options
- ☐ Review rebates, reserves, assessments, and annual budget capacity
- ☐ Create a realistic phased implementation sequence

6 Design & Planning

- ☐ Prepare planting, irrigation, and layout plans
- ☐ Create scopes and bid documents for priority phases
- ☐ Align schedule, budget, maintenance, and resident communication
- ☐ Resolve key decisions before construction begins

7 Implementation

- ☐ Compare bids using clear scopes and standards
- ☐ Coordinate access, construction, and resident updates
- ☐ Monitor quality and protect design intent in the field
- ☐ Document changes, as-builts, rebates, and closeout items

8 Maintenance & Evolution

- ☐ Align maintenance contract with new landscape standards
- ☐ Monitor establishment, irrigation, replacements, and water savings
- ☐ Update maps, plant lists, and lessons learned
- ☐ Continue future phases without losing direction

Key takeaway: The goal is not simply to remove turf. The goal is to create guiding documents that help the community make coordinated decisions for years to come.

AB1572 Landscape Transition FAQ

For HOA boards, landscape committees, property managers, and residents

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The design phase helps the community make informed decisions before installation begins.

Frequently Asked Questions

Why are we discussing landscape changes now?

California AB1572 phases out potable water on nonfunctional turf. For HOAs, this creates a need to evaluate common-area lawn and plan a responsible transition.

Does this mean all grass has to be removed?

Not necessarily. The key question is whether a turf area serves a real function. Active-use areas may be viewed differently than decorative lawn strips or unused common-area turf.

What is the purpose of the design phase?

Design answers the important questions before installation: what should change, what should remain, how irrigation should work, how the project can be phased, and what the landscape should feel like.

Why not just remove lawn quickly?

That can create patchwork results. Planting affects irrigation, irrigation affects maintenance, and maintenance affects cost. A clear plan helps prevent costly disconnects later.

Will the new landscape look dry or cheap?

It should not. A thoughtful low-water landscape can use climate-adapted plants, grasses, groundcovers, shade trees, mulch, stone, and seasonal color to feel green, cared for, and appropriate.

How will cost be handled?

Final costs depend on scope, irrigation, plant sizes, soil preparation, access, and phasing. The design phase helps define priorities and gives the board better information before construction.

What is the recommended next step?

Move forward with design before final installation decisions are made. This creates a clearer plan, realistic priorities, and guiding documents for the board and future decisions.

Before / After Design Direction

BEFORE: High-water turf



AFTER: Water-wise landscape direction



Illustrative example. Final design depends on site conditions, budget, and community priorities.

The goal is not simply to remove turf. It is to create an attractive, resilient landscape the community can sustain over time.

Proven Results: Bennett Valley Knolls HOA



Soilogical

SUSTAINABLE LANDSCAPE SOLUTIONS



BEFORE
Conventional Turf Landscape

AFTER
Sustainable, Water-Efficient Landscape

1 PROJECT OVERVIEW

Soilogical partnered with Bennett Valley Knolls HOA to help transform sections of their community landscape through thoughtful design, water-efficient practices, and a long-term transition strategy.

2 PROJECT HIGHLIGHTS



Water Efficiency & Rebate Support

- Partnered with the City of Santa Rosa Water Cash for Grass Rebate Program
- Supported a phased approach to landscape improvements
- Helped establish a long-term transition strategy



Award Recognition

- The project was recognized by the City of Santa Rosa Water Efficiency Department for sustainable landscape transformation



Community-Focused Design

- Collaboration with board members, committees, residents, and contractors
- Designs based on soil, plant, and irrigation science

3 CLIENT TESTIMONIAL

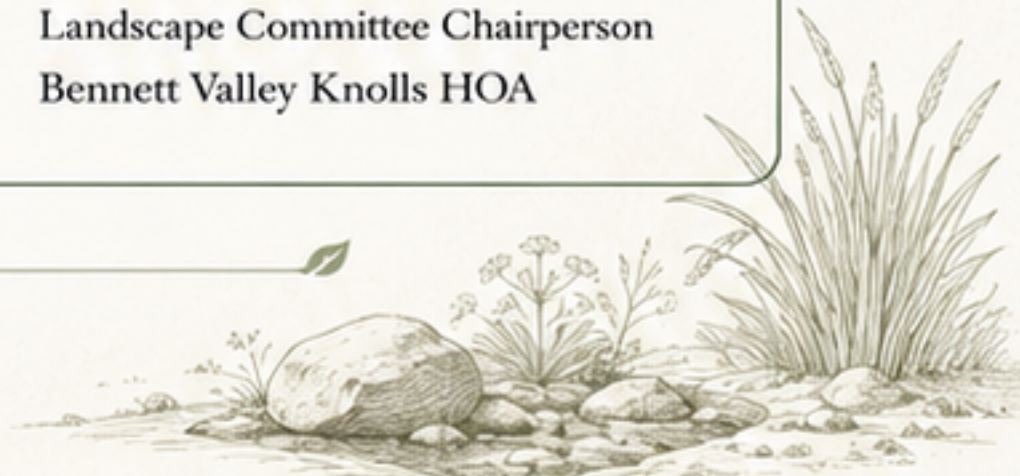
“Michael works closely with his client to design a landscape that meets all gold standards in the field of soil management, California native plants, and irrigation. He bases his land assessments on science and experience in the field.**”**

— Sonja Bedford

Landscape Committee Chairperson
Bennett Valley Knolls HOA

4 CLOSING STATEMENT

The goal is not simply to remove turf. The goal is to create attractive, resilient landscapes that communities can maintain and enjoy for years to come.



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