

**Template Memo/FAQ for Property Managers**

*This document has been created to provide Property Managers with information and text they can customize and use to explain to tenants the reasons behind the landscape changes and some aspects of what the new landscape will include. Feel free to adapt this to meet the needs of your landscape transformation.*

*Consider including photos at the end of the memo of the plants that will be included in the new landscape design. Also, consider adding a timeline/schedule of how the work will proceed.*

**To:** All Residents

**From:** [Insert Property Management Name] **Subject:** Upcoming Landscape Improvements Around the Community

**Dear Residents,**

**We Are Making a Change — For the Better**

You’re going to be seeing some changes – good ones – around the complex.

We’re going to remove areas of lawn that serve no purpose and replace them with beautiful, low-water-use landscapes filled with native and water-wise plants.

**The result?** More beauty, more shade, more shelter and food for native species, like butterflies and birds, and less water wasted.

**Frequently Asked Questions**

**Why are we doing it?**

A new statewide law—AB 1572—requires commercial properties across the state to stop using drinking water on sections of lawn that serve no purpose, such as medians in parking lots, lawns near neighborhood or building entryways, and along sidewalks and fences.

Instead of just letting the grass die, we are taking this opportunity to create vibrant, colorful, water-wise landscapes. The new plants will require less water, maintenance, fertilizers, and pesticides. They’ll add color that changes with the seasons, provide sustenance for birds, butterflies, and other species, and shade to help keep things cool on the hottest days.

**Will the areas of lawn be removed?**

Only the areas that serve no purpose are being transformed into water-wise landscapes. Recreational areas, dog parks, and family picnic spots will all remain the same.

**What about trees in those areas?**

We will pay special attention to trees in areas with nonfunctioning lawns, ensuring they are protected and watered during the new landscape installation.

**Why did the state pass the law?**

California experiences periods of drought, which are becoming more frequent and intense as the climate continues to warm. By transitioning areas of lawn that serve no purpose into water-wise landscapes, California can save millions of gallons of drinking water a year. This will help strengthen California’s ability to endure future droughts and protect this precious resource, so that it’s always available when needed.

**What if we don’t make this change?**

Failure to comply with AB 1572's nonfunctional lawn irrigation restrictions can result in civil penalties of up to $1,000 per day (California Water Code §1846).

**How will the work take place?**

We’re collaborating with landscape designers and companies that specialize in creating water-wise landscapes. We’ll first work on a plan for the new areas, then begin removing the lawn, installing a new, efficient sprinkler system, and finally adding the new plants. It will take time for them to grow and fill in the space, but we think you’ll be excited and interested to see how it grows and transforms these areas.

**What will the benefits be?**

In addition to the water savings, the new water-wise landscape will include native plant species, which will provide food and shelter for birds, butterflies, and other beneficial pollinators. The trees we add will bring more shade, helping keep things cool on the hottest days, and the new landscape will provide a beautiful updated look, something we can all take pride in.

*\* It is recommended that property managers provide a schedule detailing how the work will proceed, plans for the new landscapes, and photos of the areas that will be transformed.*



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