

LL2 Grant Application



Submit completed application to:

Lauren Sampedro

lauren.sampedro@vlawmo.org

Applicant Information:

Organization Name:	Charley Lake Condo Association (CLCA)
Project Contact:	Ann Slanga (property manager), Jim Clapper (board member)
Address:	8 Anemone Circle
City/Township, State, Zip:	North Oaks, MN 55127
Phone:	651-429-2223 (Advantage Townhome Management)
Email:	CLCA@advtm.com

Project Summary:

ESTIMATED TOTAL PROJECT COST (Lowest responsible bid \$)	\$19,875.00
AMOUNT REQUESTED	\$17,887.50
EXPECTED PROJECT COMPLETION (Month, Year)	June 2025

PROJECT TYPE:

- ☐ Water Quality Treatment
- ☐ Stormwater Rate and Volume Control
- ☒ Groundwater Conservation
- ☐ Other

If other, please describe
the proposed project: _____

Project Background:

Describe the project location and water resources that will benefit from the project.	This is an association of 19 homes. The irrigation system is original and serves 22 zones, the current system doesn't have a flow meter or master control valve or any rain sensing capabilities. CLCA are very concerned with water conservation and have already done some lawn removal by 2 wetland areas and restored native plantings with the help of VLAWMO. Current irrigation system now gushes due to increased water pressure after hooking up to City of Shoreview water, which is increasing water usage from the system. A new system will address ALL of these issues and will have Wi-Fi controls to monitor the system in real time. Currently we must go out after the fact and do detective work to see where the system is overwatering and dig to look for leaks.
What issues will be addressed with this project?	

Project Background: Continued

Provide estimated water quality results, stormwater rate/volume reduction, or groundwater conservation benefits associated with the project.	We have reported the irrigation water use as reported to us by the city of Shoreview to the best of our ability. See separate supplement prepared by Jim Clapper. Previously CLCA was getting its water for both household and irrigation use from a municipal well that was meant for 120 units but ended up just servicing these 19 units and one single family home. The cost to the association was high and required monthly water testing. The association switched (after many years of research and engineering studies) to City of Shoreview and we now have one year of solid data with just one meter for all water. As part of this project, we will be purchasing a separate irrigation water meter from the City of Shoreview. The city and Mr. Clapper have worked on separating out the irrigation water usage based on their meter readings and actual times water was being used. CLCA hopes to reduce water by 10-15% with the new irrigation system.
Describe the public education and outreach efforts or signage planned for the project.	Currently CLCA has had several board members attend a VLAWMO meeting to learn about grants and possibilities for reducing water consumption and to prevent run off into wetlands. This has been communicated to all Homeowners and members of the entire North Oaks community at a meet and greet event back in 2023 and at various board meetings. We update owners via email blasts and volunteer gardeners have maintained the prairie restoration area where irrigation heads have been turned off. Photos of the project have been sent to VLAWMO to show how successful that project is. CLCA have prepared for this shift in landscaping practices. Once the project is approved we will share with City of North Oaks and homeowners via email with the anticipated positive impact.
List or describe any partnerships or other forms of support for the project, including external funding sources.	N/A-this is all self-funded. No outside sources.

Project Specifications:

TOTAL PROPERTY AREA (Acres)	12.47 acres	Total PROJECT SIZE (Sq Ft)	128,852 sq ft
IMPERVIOUS AREA DRAINING TO PROJECT (Sq Ft):	N/A	PERVIOUS AREA DRAINING TO PROJECT (Sq Ft):	N/A

Required Attachments:

- ⇒ Detailed final plan set of the proposed project that includes the estimated, quantitative outcomes of the project.
- ⇒ At least 2 bids for construction of proposed project.
- ⇒ Detailed project budget estimate with itemized materials and costs that equal the total project cost.

ESTIMATE

Nu Life Lawn Care & Snow
Removal
3276 Fanum Rd Ste 500
Vadnais Heights, MN 55110

office@nulifelawn.com
+1 (651) 439-0008
www.nulifelawn.com



Bill to
Charley Lake HOA
1310 E. Highway 96, Ste 214
White Bear Lake, MN 55110

Ship to
Charley Lake HOA
1 Anemone Circle
North Oaks, MN 55127

Estimate details

Estimate no.: 1039
Estimate date: 02/17/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Irrigation	Install a Hunter Hydrowise HCC irrigation outdoor controller for all zones. o Install a Hunter wireless Rain-Click rain sensor. o Install a 2" Hunter master valve along with an HC flow meter that communicates directly to the HCC controller. o Purchase a 2" water meter from the city of Shoreview and install it. o Install a green irrigation cabinet to house the rpz and water meter above the existing irrigation pit. o Move the Rpz from the irrigation pit into the metal enclosure above the ground. o We will need to locate all valve boxes and install new wire to each box. o We will need to install new wire to the existing valves around the complex. o Pierce wire under roadway next to the irrigation pit for the new wire.	1	\$27,241.58	\$27,241.58

Subtotal	\$27,241.58
Sales tax	\$2,281.48

Total \$29,523.06

Accepted date Accepted by

WILLISTON IRRIGATION

Job: Charley Lake Townhome Association

Job location: Anemone Circle
North Oaks, MN 55127

Description of the work:

- **Install a Hunter Hydrowise HCC irrigation outdoor controller for all zones.**
- **Install a Hunter wireless Rain-Click rain sensor.**
- **Install a 2" Hunter master valve along with an HC flow meter that communicates directly to the HCC controller.**
- **Purchase a 2" water meter from the city of Shoreview and install it.**
- **Install a green irrigation cabinet to house the rpz and water meter above the existing irrigation pit.**
- **Move the Rpz from the irrigation pit into the metal enclosure above the ground.**
- **We will need to locate all valve boxes and install new wire to each box.**
- **We will need to install new wire to the existing valves around the complex.**
- **Pierce wire under roadway next to the irrigation pit for the new wire.**

Note: The HCC controller will be installed along with the rain sensor on a post in the island near the water source. An electrical outlet will need to be provided by the association on that post.

Sprinkler Cost: \$19,875

Acceptance_____

Date_____

P.O. Box 64
Cedar, MN 55011

763-286-9781
Info@willistonirrigation.com