

# Important Irrigation Water Notice

(revised for 2020)

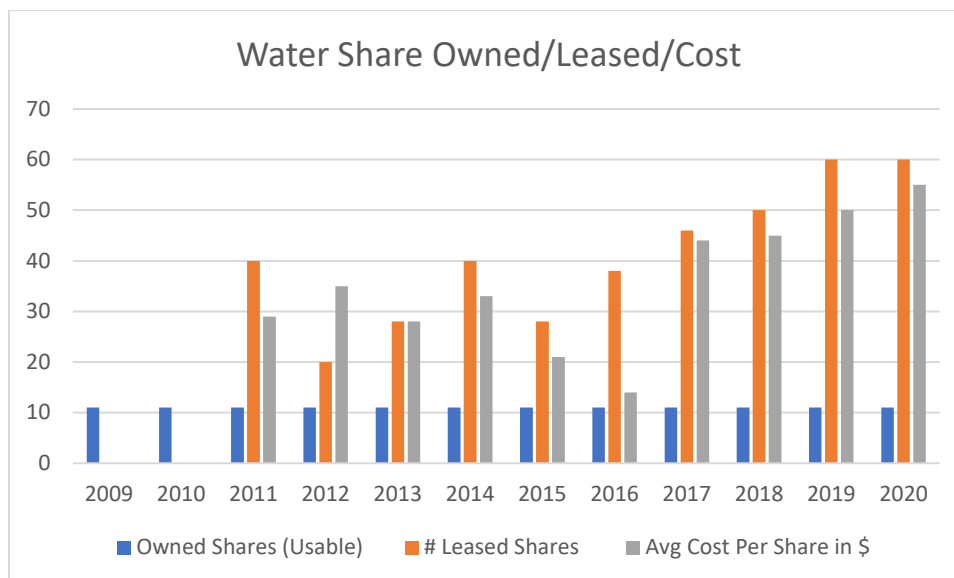
**Excessive watering observed | We have very limited water availability | There is no guarantee of water!**

**Who would like to continue to run their sprinkler systems the for the rest of the summer or in subsequent years? We all do! Please read information below or the HOA will run out of water. Once we run out, that is it, homeowners will not be able to water without switching over to town water which can be expensive.**

With the area experiencing above average temperatures and minimal precipitation so far this irrigation season, water consumption has dramatically increased. The HOA is experiencing highest usage ever recorded and has exceeded our forecast for the 2020 season. Some of this usage is due to the extremely dry conditions, but the HOA wants to educate and remind homeowners of how our irrigation system works and the best ways to use it efficiently. With your help and understanding, we can irrigate for the rest of the year without invoking any additional watering restrictions or extreme measures.

## 1. Where does the HOA irrigation water come from?

- The HOA owns a limited **amount** of water rights. On average, our water rights supply the HOA with **30%-40%** of water used each irrigation season. Water is delivered through a complicated network of ditches and gates and it takes a lot of effort and coordination by the HOA to deliver to our lake.
- Every year, the HOA must rent or lease water to supplement the HOA owned shares (**when available** and when it's **economically reasonable** to purchase).
- Over the years, the HOA has been fortunate to acquire enough water leases through trades and negotiations with farmers, golf-courses, city-entities and other sources. As the Northern Colorado and Carbon Valley grows, the number of **available leases are decreasing** every year.
- **Homeowners must understand there is NOT unlimited water!** A reminder: on average, 60%-70% of our water comes from leases!



## 2. Why can't the HOA purchase more water rights? (numbers updated to reflect 2020 rates)

- We can, but at a cost. The current market value to purchase a storage water share is \$48K-\$60K per share when available. The HOA is always looking for water shares to purchase at a reasonable price
- To purchase enough water, the HOA would need 40-60 shares to cover our average usage. This would cost the neighborhood anywhere between of \$1,920,000-\$3,600,000! That equates to about over \$100,000 per homeowner!
- We typically rent or lease ALL or water for \$2,000-\$5000 each year. This is the economical method, but takes a lot of effort of the HOA to acquire and forecast
- There is no guarantee that previous year water leases will be available in subsequent years

## 3. How does HOA forecast amount of water needed?

- The HOA creates our budget for water based upon usage from the previous year, the current snowpack, the availability of leases, plus the estimated costs
- This process occurs BEFORE the watering season begins when leases are still available. This becomes an issue if the neighborhood starts to exceed the forecasted usage

## 4. What is considered in-efficient or abuse of the irrigation system?

- Flood irrigating (open faucets or hoses, letting water run freely all day or extended period of time)
- Watering during the heat of the day (between 11:00 AM and 5 PM)
- 24/7 watering (watering all day and night)
- Water extensively (We see homeowners running their zones for upwards of 45 mins to 1 hr per zone multiple times per day)
- Multiple watering (running twice, during the evening and mornings at full zone times)
- Inefficient watering also increases our pump electric bill and decreases the lifetime of our pump

## 5. What can homeowners do to help conserve water and reduce electricity to operate our pumps?

- **Check your sprinkler system program start times and lengths.** Check programs A, B, C, and D.
- Only run irrigation systems **between ~5:00 PM to ~11:00 AM daily**
- Please do not water more than **15-25 minutes per zone, per day max!** (The CSU extension recommendation for Colorado lawns is 1-1.5 inches per week)
- **Routine fertilizing** plays a significant role in keeping a healthy lawn
- **Keep grass taller**, but only remove the upper ½" of grass with each mowing, and mow often.
- **Aerate** to allow air and water to penetrate the soil. Hard or compacted soil causes watering to run off
- **Turn off your system when it is windy or raining** (for those who don't have sensors)

As you can see, the HOA has been fortunate in securing enough water over the years to maintain normal water usage. If one or a few people abuse the system, everyone suffers. With your help, we can sustain our normal watering usage and be assured we have enough water each year.

Thank you for your cooperation and understanding.

Sincerely,  
Owl Lake HOA