

Watkins Farm Community Newsletter and Education

May 2009



This newsletter and community education for May of 2009 focuses on

This is intended to help everyone understand our water rights as a community and our commitment to the State of Colorado.

The mission of the Watkins Farm HOA Board is to operate as one entity with complete transparency in all of its actions. Please direct all questions or comments to the entire board at: wfhoaboard@watkinsfarmcommunity.org

The aquifer that we all get our water from comes from the Upper Arapahoe Aquifer or Lower Arapahoe Aquifer Water Division 1. Our water supply is governed by the jurisdiction of the State of Colorado and Division Engineers for Water Division 1.

What do you mean by governed?

We are governed by the State of Colorado and Division Engineers of Water Division 1 to comply with several requests. We as home owners are required to equip each well with a “totalizing flow meter” on each of our wells and each home must have an exterior readout. We are required to withdraw no more than 195,510 gallons of water from the aquifer per year per residence.

Why do I have to have an exterior readout?

You are required to have an exterior readout so that the association and state water officials can read the meter without entering the home. The “Water Decree” that is a requirement by the State of Colorado and is part of the Watkins Farm HOA Covenants requires right of access during reasonable hours to the Home Owners Association and or State Water Officials in the event that a reading is needed.

How did they calculate the amount of normal water usage per home?

The “Water Decree” states that each residence is limited to a withdrawal of (15) fifteen gallons per minute and can use a total of 0.6 acre feet or 195,510 gallons per year. The calculation done by the state for 2.4 acre lots estimates normal water usage inside and outside the home per year will be within normal limits of withdrawal if there is a maximum of (4000) four-thousand square feet of outside irrigation.

How do we report our Community Water Usage?

It is the responsibility of each community member to report to the Home Owners Association our quarterly water usage as a reading from our meters. Meridian Homes typically came with an internal and external meter. *Please read the same meter that you used the last time you were requested to read.* The Watkins Farm HOA will contact you via email, phone or personally to collect your reading on a quarterly basis. The State Water year is October to October.

How does the October to October water year work and when will you be asking for my reading?

Q1 November, December and January – We will gather data beginning of February and report to the state on February 15th.

Q2 February, March and April – We will gather data beginning of May and report data to the state on May 15th.

Q3 May, June and July – We will gather data beginning of August and report to the state on August 15th.

Q4 August, September and October – We will gather data beginning of November and report to the state November 15th.

What happens if I don't report my water usage?

In the quarterly report to the State Water Division 1 from the Watkins Farm Home Owners Association we will be required to state that you did not report a reading(s). This failure to report could lead to curtailment of well use by the Division Engineer. If you have special circumstances where you travel or the home will be vacant for extended periods of time it is important to ensure that the reading is completed and reported to the Watkins Farm Home Owners Association in a timely and consistent manner. In the event that you have special circumstances please contact the HOA Board at wfhoaboard@watkinsfarmcommunity.org to work out an alternate method of reporting your water usage or other special circumstances.

A copy of the “Water Decree” can be found in the Governing Documents section of the Watkins Farm Community website at www.watkinsfarmcommunity.org

We hope that you found this community education piece helpful and informative. If you have a topic(s) that you would like to see in a community education piece please let us know.

Sincerely,
The Watkins Farm HOA Board