

**** UPDATE REGARDING IRRIGATION WATER & METERING ****

April 10, 2018

As mentioned in our previous letter and email, the providers of our irrigation water, Lake Creek Irrigation Co., are requiring that meters be installed immediately. The HOA board has been working hard on behalf of property owners to try to facilitate the best arrangement possible. Over the past three weeks, we've spent more than ten hours in meetings with water officials and countless hours behind the scenes. We're encouraged with progress to this point. While our plan is not finalized, here's our current status and plans:

- At our request, Lake Creek Irrigation has rejected the bid that would have cost property owners \$2,680 per lot.
- Our vice president, Mike Cole, a civil engineer, has come up with a much simpler design that should be considerably less expensive to install, placing the meter between your existing shut-off valve and your water filter. Mike's concept has been approved by Twin Creeks (our culinary water supplier who would be responsible for maintaining the meters).
- The HOA board has started the bidding process and invited contractors to bid on installation using the new design. This bid packet is available for review on the HOA website, and bids are due by April 24. The HOA wasn't eager to be involved in the bidding process or the water business, but we have chosen to do so because we believe the benefit to our members will be substantial—hopefully saving members and other LCF property owners over \$100,000.
- We hope to select an installer and begin installation by May 1st. If you are aware of any unusual complications (such as depth of irrigation line, landscaping features, etc.) that might make meter installation more difficult on your particular irrigation system, please notify us ASAP. The plan is to have every home outfitted with an individual irrigation meter by the end of the year. (Note: Vacant lots will not need irrigation meters until homes are built or an irrigation system is used.)
- We won't know the exact cost per home until the bidding process is complete, but Lake Creek Irrigation has agreed to loan us the money to complete this irrigation meter installation project in Lake Creek Farms. This loan will be repaid through your monthly Twin Creeks SSD bill, and we expect that the cost to each property owner will be \$15/month, until the loan is repaid. If you don't want to be billed monthly, you will have the option to pay the full amount upfront.
- Water conservation is an important long-term goal in itself. Additionally, we recognize it will save most property owners money. The State is offering a 50% rebate on the cost of smart irrigation controllers, and Mike has also identified an excellent smart controller—Racchio 3—that may be able to give us a substantial discount as well. We are working to negotiate a package deal for the neighborhood, so that anyone who is interested can sign up for having a smart controller installed this summer at a reduced cost. We will have more information on this option soon.
- In addition, one of our neighbors, Karl Sears, has created a great set of Irrigation Water Conservation Tips that are absolutely free. Please see the posted sheet to read some ideas for conserving water while maintaining a healthy lawn.

We will provide another update as we have additional information. And please continue to forward us your questions and concerns so that we can make sure to answer them in upcoming letters!