

## **\*\* WATER METER Q&As \*\***

Following are answers to some of the many questions we've been asked about this project...

**How much can I water?** Unless you have purchased additional water shares, you only have the right to irrigate ¼ acre. That's the "share" of water that comes with each lot in Lake Creek Farms.

**What if I need more water than that?** Most likely, Twin Creeks will allow you to use some of their water rights each year (since they already own additional water shares), and they will bill you at a premium price for this additional water based on actual (metered) usage. But they are still deciding which options to offer LCF, and we will give you details on these options as soon as we know.

**Can I install the meter myself?** No. Once the meters are installed, Twin Creek will be responsible for reading them and maintaining them. Since they'll be responsible for them long-term, they want control over their installation and assurance that the installer is a professional and insured contractor.

**I have a meter. Can Twin Creeks use that?** No. Twin Creeks is requiring a standardized meter that they can read remotely by driving a truck through the neighborhood, just as they do for culinary water.

**Why is Lake Creek Farms being targeted first for installation of meters?** We are the first 'retrofit' installation in Heber for several reasons: We are one of the largest subdivisions in LCI's service area. We're in a precarious situation because most property owners own rights to water 0.25 acres of land. On average, about 0.50 acres of land per lot is covered in grass. So, we are big and we are big over-users. Finally, as part of the final settlement to give us clear title to those water rights, Twin Creeks required that we agree to metering.

**Will other property owners be required to meter?** Yes. All new subdivisions have been required to have irrigation water meters since 2015. LCI says they also plan to require all existing subdivisions to install meters. Water shortages in the West are real and often acute. Research indicates that metering alone reduces water consumption by about 40%. Requiring metering of irrigation water is a state-wide trend. A bill requiring meters was introduced in the most recent legislative session and is likely to be revisited in the future.

**Does this plan apply to all homes within Lake Creek Farms, or only those that are members of the HOA?** These plans apply to all homes in Lake Creek Farms.

**What about all the water farmers appear to waste?** Through a system of measuring flow and the amount of time watered, LCI believes they have adequate controls on farmers' usage. We all recognize that farmers water our roads and sometimes have leaks, but the State of Utah and our legal counsel agree that it is legally defensible to treat agricultural watering and residential watering differently.

**How bad is the water situation this year?** Very serious. We have a double shortage: 1) The "peak" water – when runoff flows freely – is expected to end early this year, causing LCI to start draining reservoirs sooner, and 2) the reservoirs that supply our irrigation system are still less than half their normal level. That means a "share" of water may not be sufficient to irrigate the amount of land that it does in a normal year and everyone, farmers and homeowners alike, will have to cut back on usage.

**Will lot owners be required to install meters?** No. Lot owners will not be required to install a meter until they build a home—or are using irrigation water regularly.