

**** NOTICE REGARDING IRRIGATION WATER & METERING ****

March 26, 2018

Dear Property Owner,

It appears that 2018 will have one of the lowest snowpack levels in the past 40 years. While the Provo River basin is at 65% of normal for this date, our reservoirs may only fill to 30-50%. We will keep you updated, and we encourage you to think ahead about ways to conserve water this summer.

BACKGROUND. After years of negotiating, Wasatch County, Twin Creeks, the developers of the undeveloped portions of Lake Creek Farms, and the Lake Creek Farms HOA signed an agreement in 2012 that secured clear title to irrigation water rights for property owners. Each lot within the subdivision is entitled to enough water to theoretically water **one-quarter acre**. A few property owners have secured additional water shares; however, many lots are watering much more than their allotted share.

One condition of that four-way water agreement was that a meter would be installed on every lot in the subdivision, intending that all lots would have meters by 2014. Staff from the water company have been waiting for the price to come down on meters that are robust enough to handle “dirty” irrigation water. Language in the agreement implied that the goal was to keep the cost under about \$1,000 but also recognized that the price could increase somewhat.

CURRENT SITUATION. This year, the board of Lake Creek Irrigation Company (LCI) has stated that they will no longer allow Lake Creek Farms home owners to use more water than we are entitled to, and as a result, they are requiring that meters and lockouts be installed this spring. In their eagerness to act before irrigation water is turned on, LCI recently called for bids for meter installation, and without our knowledge issued a notice to proceed last Sunday with work to start last Wednesday at a cost to home owners of \$2,682 per lot.

Since learning of LCI’s plan to begin installation immediately, the Lake Creek Farms HOA board has worked long and hard to put forward a more financially realistic plan. We believe that the system design, the bid specifications, the tight timeline, and distribution list were all suboptimal and resulted in excessively high bids. On behalf of property owners, we have informed LCI that we reject their bid result, and they have conceded to allow us to seek a more cost-effective design and seek lower bids. LCI has given us some tight timelines and informed the HOA that if meters are not installed, they will shut off irrigation water throughout the subdivision if they believe owners have used more than our share of the available water.

We are also pursuing a smart controller option that reduces water usage and provides a less accurate, but much cheaper option to monitor water usage. While LCI and Twin Creeks SSD, who handles the maintenance and billing, may not allow smart controllers to replace meters, it is still an effective conservation tool. We will work on securing a group option for all homeowners to install smart meters with a 50% rebate on parts and installation.

FUTURE UPDATES. For regular posts about this and other neighborhood updates, we encourage you to sign up to receive emails at www.lakecreekfarms.org/membersignup . If you have previously signed up and are not receiving our notices, please check your spam filters for emails from Lake Creek Farms HOA.

Sincerely,

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