

BIG PINE RIDGE LANDOWNERS ASSOCIATION WATER SYSTEM

POLICY

I. Purpose:

The water system is owned by the Big Pine Ridge Landowners Association. This is a private system for the Big Pine Ridge Land Owners that are in close proximity to the water line. Water service from this system is voluntary. On agreeing to use this system (tapping in), participants agree to pay a tap fee and the monthly meter bill for water drawn through the meter. This system may be expanded. All costs such as utility costs, maintenance, capital improvement costs, etc., are intended to be pro-rated fairly to all users.

II. Water Service Committee:

The affairs of the Big Pine Ridge Water System shall be conducted by the Water Service Committee. This Committee shall consist of three "consenting to serve" tap owners who must be elected by a majority of the tap owners at the annual Big Pine Ridge Landowners Association meeting or at an alternate time set specifically for the annual tap holders meeting and election. Each tap owner shall have one vote provided their water bills are paid to date. Other business may be conducted at this annual meeting such as ratifying the Water Service Committees tap fees, rates charged for water volume used and setting policy as requested by the Water Service Committee.

In the event of a vacancy, the Big Pine Ridge Landowners Association President shall appoint a qualified individual to fill any vacancies on the Water Service Committee and said appointee will serve the balance of the term vacated. The By-Laws governing the Big Pine Ridge Landowners Association will apply to the activities of the Water Service Committee where no specific directive has been adopted.

This Committee shall meet from time to time to conduct the affairs of the system. The Water Service Committee is responsible for day-to-day operation, billing, maintenance of the wells, pump houses, equipment, controls, the water lines to the meters, the water meters and the meter pits, etc. A majority of the Committee must approve all the operating expenditures and other decisions required. This Committee shall make an annual report of the operations at the annual meeting and to the Big Pine Ridge Landowners Association President.

III. Administrative Guidelines:

The President of the Association and the Water Service Committee must approve excavating in the access easement area near the water line, any tapping and repairs.

Tap fees for single family dwellings are ~~\$500.00~~ ^{\$4,500.00}. Tap holders are entitled to one vote per tap.

Tap owners are required to maintain all the lines beyond the meter to their location of use.

Each dwelling will be serviced through a meter as designated by the Water Committee.

Any installation provided by the Water Service Committee shall be charged to the tap owner at cost plus 15%. A qualified designee is required to tap the line and install meters.

Monthly service charge is \$30.00 for all taps. Invoices shall be sent to tap owners by the 10th of each month. Payment is required by the 25th to avoid a penalty. By request, invoicing may be quarterly if the usage is seasonal. Failure to pay the invoice after 30 days may cause the service to be terminated and the water meter to be removed. In order to reinstate service, the delinquent invoices must be paid in full and the regular meter hook-up fee must be paid before the meter will be reset.

Tap owners may read their own water meter readouts and pass the figures onto the Water Service Secretary/Bookkeeper. In the event tap owners are unable to read their own meters, a meter reader shall be sent out to read the meters. There may be a reasonable fee to have the meters read.

The Water Service Committee may refer habitually delinquent accounts to the President of Big Pine Ridge Landowners Association for collection. The Association is granted with summary powers to collect delinquent accounts under the Articles of Incorporation and By-Laws. Costs to pursue the collection of the delinquent accounts shall be advanced by the Water Service Committee to the Association.

Big Pine Ridge LOA
Water Charges
19 Aug. 2006

Water Tap {if available}	\$4500 00
Monthly Service Charge per Tap	\$30.00
Monthly Usage Rate	
0 to 5500 gals.	\$0.0027 /gal
5501 to 6500 gal.	\$10 00 fixed fee
6501 to 7500 gal.	\$15.00 fixed fee
each additional 1000 gal. or part thereof	\$25.00/1000 gal.

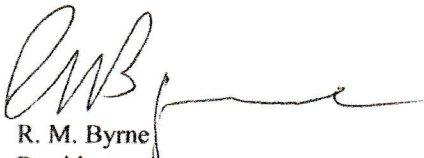
Termination/Restoration of Service

Water Board policy requires that monthly invoices are mailed by the 10th of each month. An account becomes delinquent after the 25th of the month. An account delinquent for thirty days may, at the Board's option, cause termination of service. Cost to the tap owner to remove a meter is \$250.00. Cost to reinstall a meter is \$250 00. Monthly service charges accrue during the period of suspension of service. Service will not be restored until the account is current. All collection costs are to be borne by the owner of the delinquent account.

Meter Tests

The Board may, at the request of a tap owner, or on it's own initiative, test any meter in the system if it finds cause to do so.. There is no charge to for such a test.

If the Board does not believe that a test is warranted the tap owner may request the test regardless. The Board must honor that request. The tap owner must be present during the test. Cost for the test to the tap owner is \$100.00 if the test fails to demonstrate significant meter inaccuracy.


R. M. Byrne
President
Big Pine Ridge LOA

July 19, 2018

To : Big Pine Ridge Water Users

From: Big Pine Ridge Water Committee – Jim Slaughter, Warren Ashcraft, Daryl DeMarco

The Big Pine Ridge Water Committee held an emergency meeting to discuss the increased water usage in the past 12 months by BPR Ranch residents, the ongoing drought in Las Animas County and the severe drop in the water table of Well #1. The impact of these issues and the desire to have a reliable water source for many more years for the residents of BPR were covered in detail and immediate solutions were reached.

In the past year, the Water Table in Well #1 has dropped nearly 30 feet; Well #1 is the primary source of water for the BPR water system. The drop in the water table is due to the ongoing severe drought in Las Animas County, the increase in the number of new users on the BPR Water system in the last 18 months (1 new tap and 3 new owners/renters who now live at BPR full time), and unauthorized use of BPR Water System water (filling of hot tubs/swimming pools, watering outside plants, gardens, etc., faucets left running, washing of private vehicles).

The BPR Water Committee recognizes that water is a limited resource and not to be taken advantage of, especially in extreme drought conditions. Some of the users on the BPR Water System are not familiar with the need to conserve water in this semi-arid environment. Additionally, some of the users on the BPR Water System are unwilling to conserve water. The Water Committee members reached a consensus on the need to take measures now. Therefore, in unanimous decisions, the BPR Water Committee agreed to the following changes: effective immediately, no more Water Taps are available for purchase to access the BPR Water System. In addition, the BPR Water Committee reviewed the current Water Usage rates and the Monthly Service Charge and have unanimously agreed to Monthly Usage rate increases to encourage water conservation and discourage unnecessary water usage. The Monthly Service Charge will not change.

Effective October 1, 2018 the Big Pine Ridge Water Monthly Service Charge and Monthly Usage rates are as follows:

Monthly Service Charge	\$30.00
Monthly Usage 0 – 4000 gallons	\$.0027/gallon
Monthly Usage 4001 – 5500 gallons	\$50.00 additional fixed fee
Monthly Usage 5501 - 6500 gallons	\$75.00 additional fixed fee
Monthly Usage 6501 – 7500 gallons	\$100.00 additional fixed fee

EXAMPLE CALCULATION for consumption of 6400 gallons in one month:

Service Charge:	\$30.00
4000 gallons @ \$.0027 per gallon:	\$10.80
4001 – 5500 gallon fee:	\$50.00
5501 – 6500 gallon fee:	<u>\$75.00</u>
Total Cost:	\$165.80

The new rates take effect October 1 and will be reflected in your November bill (which is your October usage + Monthly Service Charge). If you have any questions, please feel free to contact any one of us.

Jim Slaughter, BPR Water Committee Chairman

Warren Ashcraft, BPR Water Committee Member

Daryl DeMarco, BPR Water Committee Member