

Westbank Mesa Water System Management Plan

The Westbank Mesa Water System Management Plan provides guidance to the community on how to assist whenever a problem occurs with the Community's water system. This community assistance may be necessary as a result of a mechanical problem in our system (e.g., broken water pump, drained water tank, dry well, etc.) or when conditions outside the control of the development arise (e.g., severe or prolonged drought conditions, wild fires, etc.). The plan uses three levels of water severity codes (GREEN, YELLOW and RED) to indicate the current water supply situation for the community. The plan outlines the responsibilities of the homeowners, the Westbank Mesa's Board of Directors and the Westbank Mesa Water Committee during the various severity codes.

Unless otherwise advised, the community is to assume a Code GREEN water severity code situation is in effect.

CODE GREEN: Normal Conditions

This code represents the use of responsible water usage guidelines and voluntary water conservation practices for the residents to follow while there are no mechanical or drought situations that threaten our water supply.

- While there are no limits on water usage, residents are urged to be prudent and conservative in their water use. Water is not an unlimited resource.
- For more effective irrigation practices, do not water during the daytime hours of 10 a.m. and 6 p.m. or when the wind is blowing. Set your sprinklers to hit the landscape only, not sidewalks, driveways, windows and other non-pervious areas.
- Skip watering on days following ½ inch or more of rain. On cool, cloudy days plants use less water and there is less evaporation.
- Wherever possible, consider Xeriscape planting options including drought tolerant plantings, stone, mulch, etc. Improving the soil content with soil amendments like peat moss, compost or other organic material ensures maximum water efficiency and growth.
- Limit the planting of grass to the covenant requirement of no more than 2500 square feet. Consider aerating your lawn because it relieves soil compaction and allows for better water, air and fertilizer penetration. Set your mower blade at the highest level possible during the summer.
- Install the most effective irrigation system appropriate for your plantings (e.g., drip, soaker hose, etc.). Design or redesign your yard to include separate watering zones for trees, flowerbeds, gardens and lawns. Adjust your zones appropriately for shade versus sun conditions. Check sprinkler heads frequently to make sure they are functioning properly. Consider installing a new and more effective timer in order to provide maximum flexibility in determining the appropriate watering time and amount of water for each zone.
- Apply mulch to reduce evaporation, retain moisture in the soil and control weeds.

Board and Water Committee Responsibilities during a CODE Green situation:

1. Regular maintenance and monitoring of the pump, chlorinator and all mechanical elements of the water system.
2. Regular pump usage readings taken and analyzed.
3. Verification of working order for pump and electrical elements following power outages and electrical storms.

Other routine water system maintenance items:

1. Annual fire hydrant check.
2. Quarterly readings of household meters for billing purposes and verification against pump meter readings.
3. Regular water quality checks as required by state.
4. Continuation of contract with West Divide Water Conservancy District for the provisioning of augmentation water.
5. Painting of access points to water valves.

CODE YELLOW: Cautionary Conditions

This code represents the development of a critical water situation for the community. While extreme conservation methods are not yet required, these guidelines place a strong emphasis on conserving water. Wasting water is prohibited. Water waste is defined as the intentional, unintentional, or excessive use of water that is not considered reasonable, prudent or a wise use of water for an authorized purpose. Effort should be made to reduce your water use by 10 – 25 percent. Situations such as, but not limited to, a prolonged drought, serious water system maintenance issues (e.g., dry tank, broken pump), water supply concerns (i.e., reduced well recovery rate) and water quality issues are examples where this code may be enacted. The goal would be for the community to conserve enough water to allow our 250,000 gallon tank to remain near full in order to ensure sufficient water for domestic needs.

- Outside watering allowed on a restrictive basis determined by lot number. Odd lot numbers would be allowed to water on Tuesday, Thursday and Saturday, 20 minutes per zone/area only after 6 p.m. and before 10 a.m. Even lot numbers would be allowed to water on Wednesday, Friday and Sunday, 20 minutes per zone/area only after 6 p.m. and before 10 a.m. No outside watering would be allowed on Monday. *NOTE:* Those households that utilize the Robertson Ditch for irrigation water would not be held to these outside watering restrictions.
- No restrictions on hand watering of plants other than lawns. No restriction on drip irrigation of vegetable and flower gardens, trees and shrubs.
- Cleaning pavement, driveways or sidewalks with water is prohibited except for health and safety reasons.
- Residential swimming pools can only be filled by tanker water and not “topped off” by community water. Use pool covers when not in use to reduce evaporation. Hot tubs can be “topped” off but please avoid the draining and refilling of your tub during this code period.
- Residents are strongly encouraged to review indoor water usage practices in an effort to conserve water. Examples include, but are not limited to, installing water saving devices, running only full loads of dishes or laundry, minimizing water usage during peak usage periods (6 a.m. to 9 a.m. and 5 p.m. to 11 p.m.), etc.
- Vehicles may be washed at residences only with a bucket or a hand-held hose equipped with a positive shutoff nozzle, and only on days identified for the residence in the watering schedule.
- No new lawns, trees or perennials should be planted during this code period. Newly planted trees, shrubs and flowers require considerably more water than established plants.
- Repair of leaking or damaged pipe, hose or irrigation components must be completed within 5 days.

- Large outdoor fountains and waterfalls shall not be operated and ornamental ponds shall not be filled, refilled or topped off, with the exception of ponds that require operation to protect fish. Small outdoor fountains and waterfalls that recycle water and do not shoot water into the air more than 3 feet may continue to be operated.
- The Board may decide to enact fines for repetitive failure to comply with these guidelines for each condition in effect: First offense: \$50, Second offense: \$100, Third or more: \$200 each occurrence. The Board has the authority to adjust the fees as necessary.

Board and Water Committee Responsibilities during a CODE Yellow situation:

1. Board – Communicate water system problem/situation to development.
2. Board – Monitor adherence to CODE Yellow requirements.
3. Water Committee & Board - Initiate repair activities as required.
4. Water Committee – Monitor tank water level.
5. Water Committee – If tank level drops below one-half (125,000 gallons), notify Carbondale Rural Fire District of water supply situation in case of fire. A tanker truck would be required for fire suppression.
6. Water Committee – Monitor water chlorination.

CODE RED: Critical Conditions

This code represents the most critical of water situations for the community. The required level of water conservation is severe and compliance to these directives is mandatory for the welfare of the community. This code could be enacted for situations such as a well failure, drained water tank, severe wildfire or any other situation while the maximum level of water conservation must be achieved.

- All outside watering is prohibited.
- Every effort should be made to reduce water consumption by 50% or more.
- Fines Will Be Enacted For Failure To Comply For Each Condition In Effect. First-time offense carries a \$250 fine; second violation carries \$500 fine. Third-time violators will be assessed a \$1000 fine each occurrence and could have a flow restrictor installed on water line for one week. The Board has the authority to adjust the fees as necessary.

Board and Water Committee Responsibilities during a CODE Red situation:

1. Board – Communicate water system problem/situation to development.
2. Board – Monitor adherence to CODE Red requirements.
3. Water Committee & Board - Initiate repair activities as required.
4. Water Committee – Monitor tank water level.
5. Water Committee – If tank level drops below one-half (125,000 gallons), notify Carbondale Rural Fire District of water supply situation in case of fire. A tanker truck would be required for fire suppression.
6. Water Committee – Monitor water chlorination.

OTHER ISSUES TO REMEMBER:

- Please inform a neighbor or the Westbank Mesa Water Committee where the controls are located for your outside irrigation system. Should a higher water severity code (e.g., YELLOW or RED) be enacted and you are out of town, someone can act on your behalf to ensure compliance to the severity code restrictions and avoid possible financial penalties.