

EAST DILLON WATER DISTRICT

January 2005



WATER USAGE STILL HIGH? The District has provided information in prior newsletters regarding limiting outside landscape water usage. However, sometimes excess water usage is not from intentional outside watering but from other factors. Some of these are:

Toilets. Even a very small toilet leak, either from a wrong float setting or a bad seal in the tank can use 4,000 gallons or more water per quarter. Because the leak is continuous, the amount of water used can be surprising. In many cases a toilet leak may not be apparent to even full-time occupants of the home. A quick check is to put some food coloring in the toilet tank. If the bowl becomes colored (without flushing) you have a leak. Toilet leaks are not limited to older homes – some new homes have had leaks.

Part-time occupancy. Several times a year we find very high usage from a home not occupied or that has limited occupancy. Usually the source of the high usage is from a property management check when the toilets are flushed, the flap sticks, and water runs until the next check. A similar situation occurs when the owner or renter leaves the property with one last bathroom visit.

Irrigation systems. Properly installed irrigation systems, particularly drip systems, are recommended and is a very efficient method of landscape irrigation. However, irrigation systems need to be checked when activated each year. A broken connection underground can leak a large amount of water without any visual indications.

How can you pinpoint excess water usage? While the District reads meters electronically, the meters also include a manual reader. Depending on the location of your meter, you can use the manual reader to track your water usage if you suspect a problem. For example you can check the reading before leaving home for the day or a longer period and when returning you should find that there has been no usage. Most of the meters also have a “water wheel” that will spin like a clock when water is flowing. If you do not believe any water is on in the house, but the wheel is moving it is an indication of usage in one of the water devices in your home.

The next Board of Directors meeting is Monday March 7th in the East Dillon pump station on Grey Fox Lane. For additional information regarding the meeting you can call (970) 668-5655 Ext 12 or email admin@eastdillon.com.

Summit Cove Medians The East Dillon Water District has begun meetings with Summit County regarding a combined effort to include new medians during the reconstruction of Cove Boulevard this summer. Detailed information regarding the median project has previously been sent to the District residents that access their property via Cove Boulevard. The District’s intent is to find the most economical means to include medians in the road work. Funding for the medians would be through voluntary contributions, grants, conservation funds and other sources. An update of the project will be included in the April billing.

2005 WATER RATES

The District has increased the billing rate for excess water usage in 2005. The billing for the District is in arrears so the new rates are in effect on the billing you will receive in April (for water used January through March).

2005 Quarterly Water Rates

Base rate \$ 34 (unchanged)

Usage (per 1,000 gallons)

0-23,000 gallons	\$ 1.75 (unchanged)
23,000-50,000 gallons	\$ 5.00
Over 50,000 gallons	\$10.00

The base rate in Summerwood above the booster pump station is \$64 (unchanged).

Tap Fee (new construction) \$ 7,500 per unit

The base rate does not include any water usage. The District utilizes a base rate structure as it is in an area with numerous vacation and second homes. The District incurs the same costs to insure water service is available to all properties, regardless if occupied full-time or on a limited basis during the year. These costs include the maintenance of water lines, pump capacity, treatment facilities and operations staff. Income from water usage charges also contributes to fixed costs and additional costs of delivering water.

The escalating rate scale of the District is intended to promote water conservation and sensible use of a limited resource. During the 4th quarter, only 7% of the District users exceeded 23,000 gallons. During the summer landscape water usage periods, 19% of the District users exceeded 23,000 gallons. **Over 80% of the District water users will pay the same for water in 2005 as in prior years (water rates have remained the same for four years!).** The overwhelming input from residents during the recent drought has been to increase fees to properties that use excess water.