

SEPTEMBER 2020

PINERY PIPELINE



From your board of directors

Over time, landscapes tend to become overgrown or worn out and need upgrading and/or replacing. Also, for new homebuyers the installation of hardscape, trees, plants, and lawns is a must. Presently there are a lot of new homes being built in our Water District which means you will see a lot of landscape work being done. Should you be looking for a landscape contractor, here are some considerations for you to look at.

The easiest and most reliable way to find a contractor is through word of mouth. The work of a good landscape contractor comes down to getting the job done timely and on budget while providing reliable service and quality installation. Ideally, hiring a company where the owner is onsite over-seeing the installation process is your best bet. The use of sub-contractors is common, but control over them is limited, compared to a landscaper using his own crew.

You can also find a landscape designer who will recommend one, or you can find one on your own. A good place to look for a certified contractor is through the associated landscape contractors of Colorado. Members subscribe to a code of ethics and are provided Landscape Technician Training as a membership benefit. They have a list of members who employ Landscape Industry Certified Technicians. While not mandatory, certification lets you know which contractors are serious about performing work that meets a higher standard of performance.

You can also find contractors via the internet, although more than you would care to interview. Please do not be fooled by the internet's list of "best landscape companies in Denver" as they determine their list by the number of "5 star" reviews. The disappointing fact about these reviews is that many of them are fake. Employees and acquaintances of these companies will write phony reviews making them appear better than they actually are. Even the Better Business Bureau is not immune to phony reviews.

Some considerations when signing a contract with a landscaper:

1. Set a job completion date.
2. Never pay more than 50% before completion of work and final punch list.
3. Make sure that the contractor has insurance to include liability and workers comp and require the same for any sub-contractors working on the job as well.
4. Never sign a one-sided litigation clause that requires you to pay for their attorney's fees.
5. Do not sign a contract that has only a one-year warrantee.
6. It could be worthwhile to have an attorney look at the contract before you sign it.



Steve Tinnes, Treasurer
Pinery Water and Wastewater District
Board of Directors

Please join us at our District Office for our monthly held Board Meetings at 6:30pm on the 3rd Wednesday of each month.

Upcoming Board Meetings will still be held at 6:30pm on:

Wednesday, Sept. 16, 2020

*(*this meeting will be a digital meeting, please see meeting notice for information on joining the meeting by internet.)*

Wednesday, Oct. 21, 2020

Water Meter Maintenance

The water meter for your home is usually located in a meter pit near the property line. The water meter pit is a cylindrical vault buried in the ground with a cover and a lid that houses the water meter. The meter lid is approximately one foot in diameter and indicates "Water" on the cover. On the first business day of the month our meter reader goes through our District reading all meters so that the usage for the month can be billed. The meter reader and maintenance personnel need to have ready access to the meter cover and the water meter. No sod, landscaping material, concrete, or asphalt is allowed to cover the meter lid. We also request that no shrubbery, rock gardens or trees



An example of a meter pit that is not well-maintained .

be planted within 10 feet of the meter so that the

meter reader can easily access the water meter. Also, maintenance staff will not have to disturb the landscaping if there is a leak at the meter pit. If you have existing shrubs or trees near the meter pit, consider relocating them before they mature. The District is not responsible for replacing them in the event there is a leak at the meter. The District maintains the waterline from the street to the meter pit, while the homeowner is responsible for the service line from the meter pit to the house. All homeowners should be aware of the location of their water meter and the master shut off valve within the house in case there is a leak. In the event there is a leak or water needs to be shut off at the meter for an in-house repair, please call our office and we will send one of our technicians out to help.



An example of a well-maintained meter pit.

Seasonal Watering

Fall is approaching and the changing weather brings different outdoor watering needs. Watering efficiently can help manage the precious water resources in our area and can lead to savings on water bills. As cooler weather approaches reduce your overall irrigation. Consider watering for shorter lengths of time and fewer days per week. The Colorado State University Extension has published fact sheets advising residents about operating and inspecting home irrigation systems. These fact sheets describe water-saving techniques and tips for managing irrigation systems.

Operating and Maintaining a Home Irrigation System from CSU Extension

"Changing sprinkler system settings on the controller (also called a clock or timer) is the easiest water-saving change to make. Change controller run times to meet seasonal plant needs. Plants require less water in cool spring and fall periods, and more water in the heat of summer. For example, bluegrass lawns may require 0.6 to 0.9 inches of water per week in spring and fall but need 1.25 to 1.5 inches per week in midsummer. Some controllers allow watering a percentage of peak summer run time settings (Figure 1). With one setting change, they can easily be reset to 60 percent for spring and fall watering." <https://extension.colostate.edu/topic-areas/yard-garden/operating-and-maintaining-a-home-irrigation-system-7-239/>



Figure 1: An irrigation controller with capability for changing water percentage for seasonal adjustment, and setting multiple start times for irrigation cycling.

Find out more

CSU Extension Yard and Garden Topic Area: <http://extension.colostate.edu/topic-areas/yard-garden/>

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