

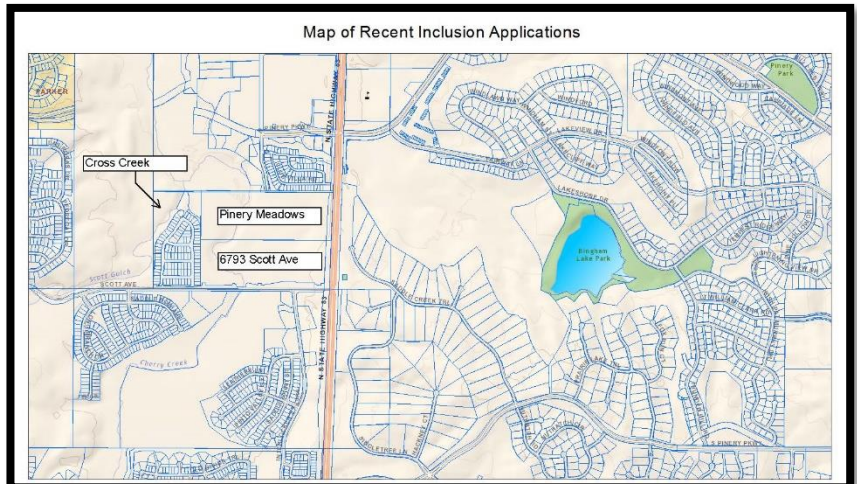
PINERY PIPELINE AUGUST 2024



Please join us at our District Office for our monthly Board Meetings typically held at 6:00pm on the 3rd Wednesday of each month. Our Upcoming Board Meetings will be held at 6:00pm on Wednesday, August 21 and Wednesday, September 18.

From your Board of Directors

We often get asked to stop or curtail development around or in our water district. Our role is not to “curb” development, it is to provide services to the customers within our District. Development is approved by the County and incorporated communities. Your Board has a fiduciary responsibility to approve all requests for service if they meet certain criteria. For example, the Board recently approved Cross Creek, a 102 single-family residential subdivision, north of Scott Avenue, near Cherry Creek as a new “Inclusion” into our District. An Inclusion is a new development that is currently outside of the District boundary that will *include* into the District thereby changing the official District boundary.



With development comes opportunities as well. As it's not our job to “stop development”, the Board can negotiate ways for more sustainable and higher-quality developments for those that seek to include. The Board does not approve Inclusions unless it is of great benefit to our District to do so. An example of some of the terms that must be met for any new Inclusion are:

- All ground water rights underneath the property must be dedicated to the District.
- The Developer must pay a Renewable Water Resource Fee prior to recording their Final Plat, at the then current rate. The current rate is \$11,500 per Single Family Equivalent (SFE), calculated as follows $\{\# \text{ of SFE} \times 0.55 \times 0.70 \times \$30,000\}$ where:
 - SFE is defined as a single-family equivalent (102 for this project); 0.55 is the accepted amount of water used per household per year in acre-feet; 0.70 is the required renewable water dedication per SFE, 70% of the project water needs must be renewable rather than Denver aquifer groundwater; and \$30,000 is the accepted cost, per our criteria, for each acre-foot of renewable water
- The Developer must pay the Wastewater Plant Upgrade Fee prior to recording their Final Plat at the then current rate. The Wastewater Plant Upgrade Fee is expected to be finalized at \$8,633 per SFE.

Recent applications by developments (see map above) that our Board will be considering for inclusion into our District include:

- 6793 Scott Avenue - a 6 building, 219-unit, multi-family development
- Pinery Meadows - a 146-unit single-family development, south of the Pinery West subdivision.

So, why is it to our benefit to approve these Inclusions?

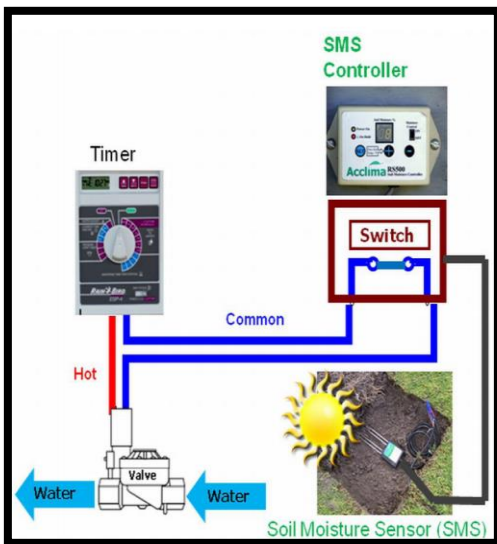
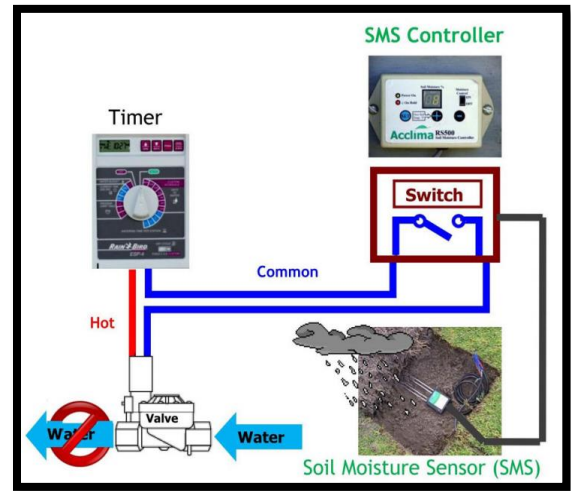
Most often the overarching benefit to include any development, is to eliminate the risk of an outside provider installing utilities and controlling and/or withdrawing the water rights within our physical boundary. Another reason may be to secure the land for an existing well site that we have the rights to. The bottom line is that the Board would not approve any new development to include in our District without benefit to its existing customer. If you or anyone you know would be interested in getting involved by joining our ad-hoc Water Efficiency Task Force, please let us know. As always, any questions/comments should be directed to the office at 303-841-2797 or [Pinery Water Website](#).



**Jim McGannon, Director,
Pinery Water and Wastewater District**

MOISTURE SENSOR FOR IRRIGATION SYSTEMS

Water conservation is an on-going effort in our state. One major area that has the most potential for reducing water consumption is residential outdoor water use. Outdoor watering accounts for about half of typical Colorado household water use. Most of the time, that water is wasted and costing you more money in the long run. The most innovative approach to help you conserve water and save money is moisture sensors. Unlike traditional irrigation controllers that operate on a preset programmed schedule and timers, smart irrigation controllers monitor weather, soil conditions, evaporation and plant water use to automatically adjust the watering schedule to actual conditions of the site. For example, as outdoor temperatures increase or rainfall decreases, smart irrigation controllers consider on site-specific variables, such as soil type, sprinklers' application rate, etc. to adjust the watering run times or schedules. There are two types of controllers that can be installed on old and new irrigation systems: weather-based and on-site soil moisture sensors.



“Weather-based controllers use local weather data to adjust irrigation schedules. These controllers gather local weather information and make irrigation run-time adjustments, so the landscape receives the appropriate amount of water. Weather-based sensors use four weather parameters: temperature, wind, solar radiation, and humidity. It’s the most accurate way to calculate landscape water needs”
(Smart Irrigation System Information).

Irrigation systems are difficult to manage, and you are constantly having to change your schedules and times. The use of soil moisture monitoring can give you, the homeowner, very useful and cost-effective information in your irrigation practices. These monitors take most of the work away from you so that you can sit back and enjoy your summertime instead of playing around with an irrigation control constantly.

EYEONWATER TECHNOLOGY IS HERE TO HELP

Summer is slowly creeping up on us. Sign up and you will be able to see your water usage right at your fingertips. The EyeOnWater app allows you to track monthly, weekly, daily, and hourly water usage. The app also allows you to set custom leak alerts to help you avoid costly water waste. You can access the app on computers and mobile devices. Registration is easy on the EyeOnWater website. You will just need your account number as shown on your statement with 8 leading zeros in front of it and then your zip code.

If you have any questions or problems, please reach out to our staff at 303-847-1957 or through our website’s contact us form.

Pinery Water and Wastewater District Contact Information:

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www.pinerywater.com
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For after-hours emergencies,
(303) 841-2797 EXT 9