

PINERY PIPELINE MARCH 2025



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, March 19th and Wednesday, April 16th.

From your Board of Directors

In last month's newsletter, Director Josh Connors reviewed water usage throughout the year and pointed out the large volume of water required for just five months of the year - May to September. He pointed out the need for infrastructure, wells, storage tanks, pipes, etc. to meet this short-term requirement. I would like to expand a little on Director Connor's comments.

For some time now, your Board has been looking at ways to meet or reduce the peak summer water demands. Some of the systems in place now are:

- Voluntary Summer Watering Restrictions - In the summer, we ask homeowners to water lawns on an even/odd schedule so only half of our lawns are watered at the same time. This helps the operations staff manage the flow in the pump stations and the amount of water in the storage tanks.
- Cost incentives - We have in place a tiered price system known as a Tiered Water Rate Structure. So, as more water is used each month, the price per gallon goes up. The increase in cost per tier helps to pay the incremental cost of the extra infrastructure needed to meet peak demands.
- Monitoring systems - Each home is provided with an "Eye on Water" program to monitor their water use hourly, daily, weekly or monthly. More information on how to get signed up for the program is found on our website on the [Eye On Water page](#).
- Yard management - The District provides access to programs like Garden in a Box, Slow the Flow (sprinkler evaluations) and High-Water Use Turf Replacement. More information about these programs can also be found on our [website](#) or on our social media platforms.

The average sized lot in the Pinery shouldn't need more than 24,000 gallons of water per month during the summer months. Obviously, lawns vary in size, and you may be above or below this number. But it is a good reference mark. If you have an average sized lot (less than 11,000 square feet) and are using more than 24,000 gallons per month in the summer, please use some of the resources listed above to reduce your consumption. If we do not find a way to reduce the high summer demand, then the solution is to drill more wells and construct more storage tanks with the associated pumps and pipes at a cost of several million dollars. We do not want this solution as it would result in a large price increase or a request for a property tax which at this point, we do not have.

Your water board is and will be holding special sessions this year to find an acceptable path forward. Meetings are open to residents, and you are welcome to attend. Have a safe summer!



Thank you

Walt Partridge,
Chairman, Pinery Water and Wastewater District



How to Master the Freeze

Winter in Colorado can bring us some warm days, don't let those warm days fool you though. The next day could bring some freezing temperatures and frozen pipes with it. The District receives more calls from homeowners who have lost water service. The main culprit for the lost service is frozen water pipes. Did you know that most frozen water lines occur inside the house?

Inside your home, the slightest chilly draft near plumbing lines can freeze the water line. Homeowners are encouraged to check where their water service line enters the home and follow the piping. Small gaps in the exterior woodwork just above the top of the foundation or basement wall are the usual culprits. These gaps allow cold air from the outside to enter the room. If the basement is finished, then this cold air enters the wall. Properly insulating the water line from the cold air and caulking seams, or holes near the piping, greatly improves your chances of having uninterrupted water service in cold weather.

Rarely do water service lines freeze. They are buried in the earth nearly 5 feet down and, typically, frost does not get that deep. However, if an outside pipe does freeze, it most often occurs in a sprinkler system that has not been properly winterized or in the water meter pit. Most water meters in the District are installed in a meter pit located outside, near the front property or driveway. The ground temperature at the bottom of the meter pit typically prevents the meter from freezing. In addition, the meter cover is designed to insulate the meter from the surface temperature.

If you are away on vacation, consider turning your water off while you are away. It's after the freeze that split or broken pipes thaw out and extensive damage to your home can occur. In the event you truly have no water, please call our office between 8:00am and 4:00pm for help in this situation. After hours calls will be connected to our answering service.

Hydrant Flushing

As an essential part of our system's maintenance program, the District will begin flushing water mains through the Pinery. The District opens hydrants and blow-off valves each spring in an effort to clear our water mains of sediment and mineral buildup. This practice not only extends the life of our water mains but improves the water quality. It also offers us the opportunity to test our hydrants so that we know they are operating properly.



To cleanse the system, we systematically open hydrants or blow-off valves to increase flows in the water mains, allowing us to "flush" minerals and deposits from the pipes. Though flushing will not interrupt your water service, when crews are working in your area, you may notice a temporary drop in water pressure or discolored water. This is normal. After flushing in your area, you may need to run cold water briefly until the water runs clear, drawing out any mineral deposits from your service line.

Crews will begin flushing hydrants throughout the District beginning the week of March 17th, Monday through Friday, 7 AM to 3 PM with plans to wrap up around the middle of May. For questions or concerns, please reach out to the District office at 303-841-2797 or on our [website under contact us](#).

Pinery Water and Wastewater District Contact Information:

5242 Old Schoolhouse Road
Parker, Colorado 80134
(303) 841-2797

www.pinerywater.com
information@pinerywater.com

For after-hours emergencies,
(303) 841-2797 EXT 9