

PINERY PIPELINE APRIL 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, April 16th and Wednesday, May 21st.



From your Board of Directors

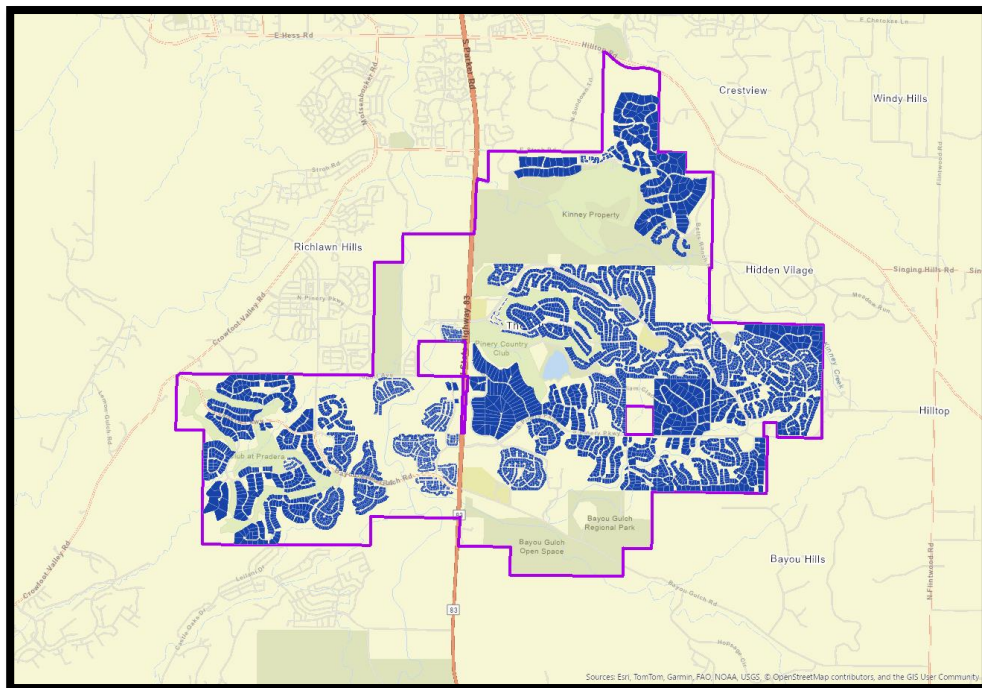
The continued growth in Douglas County, including the area served by the Pinery Water District, is of interest, even concern, to some of our users. Recently, some very good questions have been asked regarding the impact of this growth on the District, its current users, and the cost and necessity for new infrastructure. Hopefully, the following discussion will address those concerns and provide some peace of mind regarding the District's accommodation of the inevitable growth, at least from a water cost and availability perspective.

What is the service area of the Pinery Water District and how much is undeveloped?

The District has a defined serving area as shown in the attached map. The majority of development in the District is completed, with only about 15% of our area yet to be developed. We have just over 5000 residential customer accounts with about 300-400 new accounts yet to connect and another 100-200 commercial within the next 10-15 years.

If we have limited water/infrastructure why are new developments allowed?

The District has sufficient water supply to accommodate the projected growth, but we do have limited infrastructure to supply peak



demands in the summer time due to lawn irrigation. Often, this short-term peak demand reaches eight times the non-peak demand. This is why we are busy searching for conservation methods for peak demand periods that will be of interest to our users and help reduce these water demand peaks. Utilities grow in increments, like highways - as our demand grows, we will expand the infrastructure to meet the need. We are obliged to accommodate these new developments because some of them are already in the District and many years ago the District committed to serving future developments on that land. Therefore, the Board cannot prevent future taps of property that is already included in the District.

Any new developments to be included in the District either bring new water resources required to serve and build the infrastructure to meet that development's needs, or they pay that equivalent in cash. Therefore, there is no financial impact on existing users.

Why not tax the developer at a very high rate in order to pay for more infrastructure?

The tap fees must have a basis in reality. They cannot be discriminatory or arbitrary. Since the District is a quasi-municipal government and not-for-profit organization, the fees that are charged must only recoup past investments and future costs. Existing customers won't pay for the cost to build new infrastructure to meet rising peak demands. However, in the future they will pay the higher cost to operate and maintain additional infrastructure. So, the best way to reduce future repair and replacement costs and operational costs is to not have to build more infrastructure, and to do that, we must reduce the summer time peaks as mentioned earlier.

In summary, procedures and rules are in place that shield existing subscribers from financially supporting the costs of acquiring additional water resources and building new infrastructure for new growth. New growth pays its own way. All subscribers, including existing, will feel the impact of infrastructure expansion required to accommodate peak season demands. The reality is that the best way for all subscribers, existing and new, to minimize their costs is to assist in reducing the peak demands by practicing water conservation during the summer lawn irrigation peak demand season.



I hope this helps everyone to worry a little less about the growth and to become creative on how to conserve water at your individual homes.

Rod Bergholm,
Director, Pinery Water and Wastewater District

FREE WATERWISE SEMINARS | LEARN LOW-WATER LANDSCAPING BASICS

Our partner in water conservation, Resource Central, offers free, online Waterwise Yard Seminars taught by local landscape and horticultural professionals. Get your landscaping questions answered and learn how to keep your yard looking great while using less water. Select upcoming seminars are shown below. For the full list, visit [Resource Centrals Website](#).

- April 10 - Creating Pollinator, Edible, and Nature-Connected Gardens & Landscapes
- April 16 - Right Plant, Right Place... Right Practice!
- April 22 - Earth Day for Pollinators
- April 24 - Considering the Needs of Trees in Waterwise Landscapes
- April 29 - Preparing for Spring in the Garden: Master Gardener Q&A
- May 8 - Perennial Garden Irrigation

EYE ON WATER 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. you have any questions or problems, please reach out to our staff at 303-847-1957 or through our contact us form on our website.

DON'T LET THE WARM SPRING WEATHER FOOL YOU

Even though it may be tempting to turn on your sprinklers when we have warm weather in the forecast during the spring, it is important to have patience and wait for the last freeze to pass before you turn them on. Colorado weather is constantly changing and turning your sprinklers on to soon can result in leaks, cracked pipes, high water bills, and other costly consequences.



Hydrant Flushing

Crews will begin flushing hydrants throughout the District 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:

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For after-hours emergencies,
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