

Water & Sewer Association Rules and Regulations For All Water Users in the Glacier View Meadows Water Augmentation Plan

Attention: Individual well permit holders under a state mandated Water Augmentation Plan which requires the Glacier View Meadows Water and Sewer Association to be its administrator. This includes all improved property owners of less than 35 acres in size in Glacier View Meadows, Deer Meadows, Green Mountain Meadows II, Howling Coyote, Hidden Canyon, North Rim Subdivisions, Glacier View Meadows Community Water System members, and commercial well permit holders.

As you all know, the well permit issued to you by the State of Colorado, limits use of that well water to “in house use only”. The well permit is issued to you by the State of Colorado as a result of your Plan of Augmentation, promises to replace the water you are using. This plan also places upon the Glacier View Meadows Water and Sewer Board of Directors the responsibility to monitor 1) the proper use of well water and 2) the return of water with appropriate septic systems

The extended drought we, and all of our neighbors in Colorado, have been experiencing is highlighting the necessity for the Board to review its effort in the areas of monitoring water use, and in educating the community on the meaning of “in house use only”.

All of the above property owners must have a water meter installed in their water line from the well no later than July 1, 2003, and the meter serial number recorded at the GVM Water and Sewer office. The readings from this meter must be reported to the GVM Water and Sewer office annually. All of the above water users must be ratified members of the GVM Water and Sewer Association.

All members that are on the community system must have a meter installed in their service line no later than July 1, 2003 and the meter serial number recorded at the office. The readings must be reported annually. All water withdrawn from the above wells must be reported to the State Water Commissioner annually and all water used must be replaced by the Water Augmentation Plan.

The following are *examples* of outside uses of water from a well which the Association will *not* cite as a violation:

1. Washing of windows with a pail and sponge or squeegee.
2. Washing deck and or siding in preparation for painting.
3. Washing paint brushes and other maintenance equipment.
4. Patching damaged concrete (foundations, piers, walls, etc.).

The following are *examples* of outside water uses that will be cited as a violation:

1. Watering of animals other than house pets unless allowed by the Water Augmentation Plan for your property.
2. Watering of gardens, plants, or lawns (this includes outside potted plants).
3. Washing of vehicles
4. Washing of siding, decks, or driveways.
5. Draining of hot tubs on the ground. (this water must be returned to the ground via a leech field)
6. Any significant outside use of water that is considered evaporative. 90% of all water withdrawn from the ground must be returned to the ground via a leech field.

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These water regulations are enforced by the State of Colorado, and compliance is monitored by the GVM Water and Sewer Association. Please take note that the Board of Directors has the responsibility to insure compliance, document violations, and report to the State Engineer any non compliance. The Senior State Engineer can issue a cease and desist order, subpoena the violator to Water Court, and thereby enforce compliance. In an effort to minimize the impact upon W&S members, we will try to establish compliance within the Association before submitting violations to the state. GVM is committed to the enforcement of these regulations, and committed to turning in to the State any and all violations when necessary. It is the Associations fiduciary duty to monitor these regulations in an attempt to maintain a long term water supply and to maintain good relations with the Colorado Water Resources Dept..

We recognize the vast majority of the members of the Glacier View Water and Sewer Association are conscientious of the appropriate use of their wells and the conservation of our precious ground water, and we thank you for your cooperation.

Included herein is the 1st draft of the W&S Association Regulations. We hope that none of the more serious penalties will ever be needed.

Approved by the Board of Directors
Glacier View Meadows Water and Sewer Association

W&S ASSOCIATION RULES

PREFACE

The Water Augmentation Decree for our area denotes the GVMW&S Association as the administrator of the decree. This requires the W&S Board of Directors to assure that the wells and septic systems within the area are used according to Colo. statutes and the terms of the decree. Augmentation plans are required by Colorado, they are not an arbitrary creation of the developer of any subdivision or development.

A brief description of an augmentation plan includes the fact that all water in Colorado is owned by the state, and the state dispenses the rights to use the water as, where, and when *it* chooses. Part of the plan used by Colo is the priority system, basically a "first come, first served" system. The first person given a priority is always given their share of water before the second priority is considered (etc.,etc.). There are complications involved with where and when the right is exercised, but these don't affect our situation.

The water we use is assumed to be directly connected to the Poudre river drainage, and the rights of all users downstream of our area are superior to ours. As a matter of fact, our wells have no priority rights at all. The Augmentation Decree allows us to *borrow* the water we use from the downstream rights, as long as we *replace* the consumptive loss of water with water we *do* have rights to. This is irrigation water stored in reservoirs and must be released to the Poudre when called for by the Division 1 Water Engineers.

There is one issue in this process which is critical to our operations. The consumptive loss we create must be controlled. There are two basic principles which must be addressed to satisfy this control. The uses of the water which cause evaporation, and the return of water to the Poudre drainage through appropriate septic systems. It must be noted that "used" water (bathwater, dishwater, etc.) must be processed through the septic system, it is *not* available for irrigation of any kind. Both the use and disposal issues are included in the

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Augmentation Decree, various state statutes, and are a significant part of the rules contained herein. Other rules are included to address administrative issues, particularly the need for meters on all properties.

The amount of water we must release each year is figured at over 100,000 gallons for each improved property in our Association unless we have proof of actual usage. The typical use by an improved property is less than half of this amount. The only proof accepted by the water engineers is metered use. To protect our ability to deliver whatever is called for by the plan, meters are an important requirement which will assure not having to supply water which has not been used.

PENALTY STRUCTURE

Class I \$50 fine

Class II \$100 fine

Class III up to \$1000 fine and/or notification of the appropriate state or county agency.

NOTE: Each repetition of a specified violation shall be subject to an *increase* in the penalty class invoked.

ACTION FOR VIOLATIONS

First violation An alleged violation will be investigated by the Association administrative staff to determine the accuracy of the allegation. This investigation will be used to educate and, if possible, resolve the issue. If the complaint is determined to be a violation and no resolution is reached, or if this is a:

Second violation A registered letter citing the violation, the demand to cease and desist, and the consequences if continued.

Third violation (Class I or II) A fine may be imposed and another registered letter sent.

Third violation (Class III) The violation will be submitted to the Colo. Water Engineers.

Additional violations penalty will be at the W&S Boards discretion.

GENERAL RULES

Class I :

1. Irrigation/watering of non-native vegetation using a container.
2. Failure to report water or septic leaks causing surface run-off.
3. Failing to install a water meter when directed.
4. Refusing access to an Assoc. agent when properly notified.
5. Watering 3 horses on a designated horse lot.
6. Malicious mischief involving Assoc. facilities (wells or septic systems) or equipment.

Class II :

1. Using a hose or pressure sprayer to:
 - a. Wash vehicles or other equipment.
 - b. Wash decks, windows, or other parts of a structure unless for repair or maintenance such as painting.
 - c. Wash patio furniture or other outside fixtures or objects unless for painting.
2. Watering 4 horses on a designated horse lot.
3. Failure to repair an accidently ruptured sealed vault.
4. Reporting false water meter readings.

Class III :

1. Water/irrigate lawns, gardens, trees, etc. unless reclaiming a damaged landscape.
2. Watering more than 4 horses on a designated horse lot.
3. Deliberate rupture of a sealed vault.
4. Tampering with the proper operation of a water meter.
5. Failing to repair a malfunctioning leech field.