

Aspen Mountain View/Sopris Mesa

WATER USAGE & METER READING/BILLING GUIDELINES & RULES- **EFFECTIVE 11/1/2019**

Per the master declaration of protective covenants for Aspen Mountain View, The Homeowners' Association (AMV HOA) shall have the right to regulate and manage the water supply function. Effective with the 2020-2021 fiscal year, the AMV HOA will initiate annual billing for water usage in the development

Water Usage:

1. Water meter readings will be made approximately May 1 and Nov. 1.
2. The May 1 reading will be used to determine that every meter is working and recording properly.
3. Any meter not working at the May 1 reading will need to be repaired/replaced within in two weeks of notification by email.
4. If not repaired in the 2-week time frame, ***the homeowner will be levied a fine of \$500 and incur a similar fine each subsequent month until the meter is working and a reading is secured.***
5. ***Any meter not working at the Nov. 1 reading will need to be repaired/replaced and fined as in item 4. As well, the owner will be billed equivalent to the highest usage of all owners for that year of billing.***
6. Water Usage Fee computations will be based on the schedule as approved at the homeowner's annual meeting held April 17, 2019 to be effective with the first annual billing on 11/1/2020 for the Nov. 1, 2019- Nov. 1, 2020 year. Subsequent annual billing will be based on Nov. 1 to Nov 1 readings.
7. The water allowance will remain 11,000 gallons per month or 132,000 gallons annually. Partial year billing will be incurred for such things as new meter or with change of ownership. Partial year bill will be based on 11,000 gallons per month to determine gallons used for the partial period and gallons used over allowance. Any gallons used above this allowance will be billed per item 8.
8. Billing for gallons used over allowance:
 - a. 1st 10,000 -\$3.50 per 1000 gallons
 - b. 2nd 10,000 -\$4.00 per 1000 gallons
 - c. 3rd 10,000 -\$4.50 per 1000 gallons
 - d. Next 30,000 -\$5.00 per 1000 gallons
 - e. Next 50,000 -\$8.50 per 1000 gallons
 - f. Next 50,000 -\$15.50 per 1000 gallons
 - g. Additional-\$20 per 1000 gallons.
9. Managing your water use is your responsibility. Periodic reading of your water meter will assist you managing your water consumption and over allowances charges.
10. It is still suggested that irrigation systems operate on an every-other-day basis (odd numbered houses Tuesday, Thursday & Saturday and even numbered houses Wednesday, Friday and Sunday) with no irrigation on Mondays to allow the tanks to recoup.