

# Panorama Ranches General Water Information

## **Emergency Procedure Regarding Water in Panorama Ranches**

If you ever see water coming up from the ground anywhere in the subdivision or see/hear the alarm lights or horn, please contact one of the following people helping our HOA (in the order listed until someone is reached) immediately regardless of time of day or night:

Management: Silver Mountain Properties 970-963-4900 (9am to 4pm)

Water Operator: Davis Farrar 970-618-4708

BOD: Lea Tyler 970-355-9058

Panorama Ranches Home Owners Association (PRHOA) owns and operates a private water system. We harvest water from the aquifer below our neighborhood by conditional right, recognized by the State. The PRHOA is working to satisfy the State's requirements which would allow our right to become unconditional. There are also ditches running through our neighborhood which are referred to as, "laterals." These laterals are not owned by PRHOA and are not a part of our private water system. Contact the PRHOA regarding more information about the laterals. Water in the laterals may not be used by individual properties.

Our private water system is managed largely by our Water Operator, Western Slope Consulting (Davis Farrar, Owner). In Farrar's absence Environmental Process Control, located in Carbondale, is our backup. Basically, our system has two wells that supply a 100,000 gallon storage tank. The two wells are located on Basalt Mountain Drive and one of the wells exists within a pump house. Our storage tank is located at the top of Buck Point Drive. Both locations have emergency alarms; the pump house has an exterior red light and the tank has both a bright white strobe and audible buzzer alarm. These alarms are activated in a low or high water condition. Currently the Board of Directors is working on updating the water tank alarm system. The new system may include an auto-dialer that will call preprogrammed phone numbers in the event of an alarm.

Homestead Owners are responsible for their individual systems. The PRHOA's main responsibility is to deliver the water to the homesteads and liability ends at the "curb stop." Individual homestead water meters or their remote displays are read at the end of each quarter. The readings are reported to the management company for billing. If you are not reading and reporting your own consumption, the PRHOA is doing so.

All homeowners should be conscientious of water use. It is, after all, our most precious resource. Remember, each homestead is allotted a maximum of 4,500 square feet of irrigated area by our water decree. This maximum can be enforced by the Panorama Ranches Board of Directors or the lateral ditch owners; the Needham Ditch Company, and/or the Missouri Heights Mountain Meadows Irrigation Company. Please regulate your sprinklers and always make sure to turn your hose all the way off. The BOD recommends tracking your meter so you are more aware of your consumption, including possible leaks.

Homestead Owners are billed for their consumption based on the tiers below. These tier rates were approved and effective as of January 1, 2009. These rates are under review. Expect changes in 2018.

Tier 1	0—30,000 gal. \$ 3.58 per 1,000 gallons
Tier 2	30,001—50,000 gal. \$ 4.08 per 1,000 gallons
Tier 3	50,001—70,000 gal. \$ 7.16 per 1,000 gallons
Tier 4	72,001 & above gal. \$ 35.80 per 1,000 gallons