

KITCHEL LAKE

April 23, 2024

RE: 2024 Non-Potable Water Startup

Dear Serratoga Falls District No. 1 Resident,

Spring has arrived! The Serratoga Falls Metropolitan District No. 1 will be starting up the non-potable system April 24, 2024 and will be testing the system in the common landscaping areas. You may see irrigation water running as testing occurs, but we ask that homeowners not turn on their systems, as illustrated in the following pages, until the official start date.

Irrigation water will be available for homeowners to turn on their systems beginning on Friday, April 26, 2024. Please do not turn on your irrigation system before this date. Should there be any delays to the start date due to unforeseen circumstances, the District will provide updates by email.

Watering Schedule. Please be advised that each home must follow the enclosed watering schedule for your property. Failure to follow the adopted watering schedule may result in fines.

Water Billing. Please note that the District's water billing will be updated to new flat fee rates for 2024 (see enclosure), based on your lot size. On May 6, 2024, at 10:00 a.m., the District will be holding a board meeting to adopt the new rates. Irrigation bills under the new schedule will be sent out on May 7, 2024 and will be due 30 days thereafter. Please contact us for access information to the meeting should you wish to attend.

If you have any questions, please contact our office by email at serratogafallsd1@ccgcolorado.com or by phone at (970) 484 -0101 ext. 978.

Sincerely,

Serratoga Falls Metro District No. 1 - Management Team

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Residential Irrigation Start-Up Guide

1. Each residence has a dedicated irrigation tap and meter that is located along the back-fence line on the metro district/ common area side of the fence (reference picture “B” below). Each residence also has a green valve box within the residence property line that contains a blowout port and ball valve (see picture “A” below)
 - a. The valve box within the residence back property line has a blowout (winterization) valve (schedule 80 nipple with cap).
 - i. See picture “A” below. The valve is shown in the open position.
 - b. This ball valve should be turned to the ‘on’ position on Wednesday, May 3rd. Though some of the water has been turned on for ongoing landscape installation on District property. Please do not turn on your system until May 3rd.
2. The ball valve in this box needs to stay open, parallel to the pipe until Fall when instructed to do so. Red or blue valve handle should be parallel to the pipe. This valve will remain open for the spring, summer and fall months.
3. The green box outside of your property fence line houses a flow meter for your irrigation tap and a stop waste valve. This valve box is metro district property and should not be tampered with by homeowners or contractors.
4. Homeowners are responsible for any damage or repairs required downstream of the assembly box. This is defined as anything on the residences’ property.
5. Please take the time to read the Kitchel Lake Water Rules and Regulations. If your landscaping is established, please adhere to the **watering schedule** as noted in the rules and shown below. If you are establishing newly installed landscaping, please water as needed but please be conscientious of your water use and ensuring adequate pressure for all residents.

Monday, Wednesday, Friday – 10 PM to 2 AM	Even Last Number Preceded by Odd Number
Tuesday, Thursday, Saturday – 10 PM to 2 AM	Even Last Number Preceded by Even Number
Monday, Wednesday, Friday – 2 AM to 6 AM	Odd Last Number Preceded by Odd Number
Tuesday, Thursday, Saturday – 2 AM to 6 AM	Odd Last Number Preceded by Even Number



Picture A



Picture B



Kitchel Lake 2024 Water Use Fee Schedule

Lot Size - SQ FT		Cost If Elco	2024	Saving	Max Allotment - gallons
Min	Max		Cost	Comparison	
5,000	6,999	\$447.06	\$400.00	10.5%	57,000
7,000	8,999	\$531.66	\$475.00	10.7%	75,000
9,000	10,999	\$616.26	\$550.00	10.8%	93,000
11,000	12,999	\$700.86	\$625.00	10.8%	111,000
13,000	14,999	\$785.46	\$700.00	10.9%	129,000
15,000	16,999	\$870.06	\$775.00	10.9%	147,000
17,000	18,999	\$954.66	\$850.00	11.0%	165,000
19,000	20,999	\$1,039.26	\$925.00	11.0%	183,000
21,000	22,999	\$1,123.86	\$1,000.00	11.0%	201,000
Over 23000		\$1,166.16	\$1,075.00	7.8%	210,000

Overage Rate	\$4.76	per 1000 gallons 10% less than ELCO
Invoices Sent	5/7/2024	
Invoices Due	6/7/2024	
Late Fee	\$15.00	
Interest	1% per Month	