



HIGHLAND PARK 3 ASSOCIATION, INC.
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Annual Reporting of Well Water Meter Readings

All wells on properties in the Highland Park 3 Homeowners Association - hereafter HP3A - are permitted and governed by a court ordered water decree and a water augmentation plan administered by the State of Colorado. A detailed description of how our water is managed can be found on our [hp3a.org website](http://hp3a.org). To briefly summarize the law and associated court orders, all owners in HP3A are required to have permitted wells and to report their annual usage to the Colorado Division of Water Resources (DWR). HP3A is required by law to obtain, summarize, and report these values. For the purposes of this policy, the terms “members” and “home owners” refers to property owners of lots in the Highland Park 3 subdivision. The following policy applies to all members.

Meter Reporting

1. Homeowners are required to comply with the requirements of the HP3A covenants and associated Colorado laws pertaining to water rights. In the event of a conflict between this policy and the covenants, the covenants will be followed. [Paragraph 23: WATER AUGMENTATION PLAN](#)
2. Wells in HP3A are allocated 0.56 acre feet, which is 182476.56 gallons of water, per water year. A water year runs from Nov 1 through Oct 31. The October 31 meter reading is compared against the previous year’s report to ensure well owner compliance. The February 28/29 report helps homeowners manage usage.
3. Meter readings are recorded by homeowners each year on the last day of **February (28/29)** and on **October 31st**. The Board will send out email notices and post signs as needed to help members keep their obligation.
4. Owners will report their meter readings on the required date. To simplify the process, members can simply photograph their water meter gauge and email the image to info@hp3a.org.
5. Members may submit their well reading earlier than the required date if the homeowner expects to be out of town or away from their home and unable to provide it on the due date. Otherwise, owners should report on the due date.
6. HP3A will submit the annual report to HPA and DWR no later than November 15th of each year using the spreadsheet provided by DWR.
7. The water augmentation plan requires the Highland Park Association (HPA) to compile the meter readings for filings 1, 2 and 3 and submit the entire package to DWR. Due to high turnover and erratic management in HPA, HP3A will submit readings to both DWR and HPA to ensure full compliance.

Meter Reporting Enforcement

Due to the potential severity of non-compliance with the water decree and augmentation plan - the State of Colorado can sue the homeowner and the Association - the Board of Directors has a low tolerance for protracted homeowner reporting delays.

1. Failure to report: Homeowners who fail to report within 3 calendar days of the due-date will be assessed a fine of \$25.00 per day to a maximum of \$250 until the HP3A Board of Directors is satisfied the requirement has been met. Before the fine is levied, delinquent homeowners will be notified by the Board that they are at risk of a \$25.00 per day fine. If still unresolved, the HP3A reports to DWR will indicate that the homeowner *refused to report*. The fine is enforceable by placement of a lien until the meter reading is reported and the fine is paid in full.
2. Exceeding water allowance. If an owner pumps more than allowed, it is a violation of their well permit and a covenant violation because it causes a violation of the augmentation plan. The Board has no say over what actions DWR might take. Owners who are over their annual permit for the year will receive a notice from HP3A indicating the overage (last Oct vs. this Oct). Homeowners will acknowledge they have been notified, are aware they have exceeded their well permit, and indicate that they have a plan to get into compliance.

3. Homeowners may appeal fines and liens to the Board of Directors for failure to report. The Board is interested in compliance, not fines, and reserves the right to waive a fine if the homeowner cures the issue promptly. In the event of DWR intervention, the Board has limited ability to support the homeowner and would side with DWR due to the unacceptable risk imposed by the homeowner on Association members.

Suggestions to Homeowners

- The HP3A Board of Directors encourages all homeowners to write down their meter reading on 10/31, 2/28, and periodically throughout the year. This is especially true in the summer months when water use is typically higher than during winter. Keep a meter reading sheet someplace visible (like the refrigerator).
- Water allocation in HP3 is limited to 182476.56 gallons (0.56 acre feet) per year. To determine your usage, obtain your current meter reading and subtract your 10/31 meter reading (don't forget the trailing 00's).
 - For example, if your meter says "14557" and there are two printed 00's, the reading is 1,455,700 gallons.
 - If your meter reading on 10/31 was 1,350,000 gallons, you have used $1,455,700 - 1,350,000 = 105,700$ gallons. You have 76,776 gallons remaining on your permit.
 - If it is February, and you keep using that much water, you will exceed your water permit by June
 - If it is September, and you have 76,000 gallons left, you are doing fine and can give your trees a drink
- Water is use-or-lose. Although we can be penalized for going over your allocation, we win no prizes for how low our water usage is below our permits. Monitoring usage allows the homeowner to get the maximum benefit.
- Disconnect hoses that are not in use to avoid accidentally leaving them running. Visually inspect the irrigation system during spring and summer for leaks, missing nozzles, and breaks which can draw a lot of water in a short amount of time. Turn off and drain irrigation systems in the Fall to prevent line freezes and breaks.
- Finally, remember that the amount of irrigated landscaping is limited to 5,000 square feet, and landscape plans must be submitted to the Architectural Control Committee (ACC) for approval.

This policy was published for public review on the hp3a.org website on: April 3, 2022

This policy was opened for public comment at the Board of Directors meeting on: _____ (date)

APPROVED/DISAPPROVED by the Board of Directors on: _____ (date)

Timothy R. Cerniglia
President, Highland Park 3 Homeowners Association