

# **Indian Rock Estates Water Policy**

## **INDIAN ROCK ESTATES HOMEOWNERS ASSOCIATION**

### **BOARD OF DIRECTORS –WATER ASSESSMENT RESOLUTION**

**WHEREAS**, the Declaration of Covenants, Conditions and Restrictions for Indian Rock Estates at Section 11 (b.) grants the Association the authority to establish rules concerning the use of the community water system and the charges for its use, including reserves; and

**WHEREAS**, all Lots which contain separate water meters; and

**WHEREAS**, the Indian Rock Estates Homeowners Association's Bylaws at Article VI (3) grant the Board of Directors the authority to make and enforce rules for the use of the water system; and

**WHEREAS**, the Board has deemed it is in the best interest of the Association to adopt a method of allocating the costs of the water usage and reserves for the water system among the Lot owners.

**NOW, THEREFORE, IT IS HEREBY:**

**RESOLVED**, that the amount of reserves required for the community water system shall be assessed equally among the Lot owners on an annual basis; and it is hereby further

**RESOLVED**, that all water usage costs from the community water system shall be allocated only among those Lots which are using water and the allocation shall be based upon the amount of each Lot's usage as determined by the water meters.

**IN WITNESS WHEREOF**, the President and Secretary of the Board hereby certify that the foregoing Resolution was adopted by the Board of Directors at a duly called meeting on July 22, 2019.

**INDIAN ROCK ESTATES HOMEOWNERS ASSOCIATION**

By: Ronald Matthes  
President

July 22, 2019 – UPDATED

# Indian Rock Estates Water Policy

## General provisions

1. Each owners meter shall be located in the public right of way at a reasonable distance from driveways and parking areas at such a point, as per Appendix B.
2. Each service connection will be installed at the owners' sole expense, a meter and meter box. Failure to install a meter or meter box per Appendix B may result in the Association completing this work and billing all charges to the owner. The service connection, including the meter and meter box, will be repaired and maintained by the owner. Each owner is required to use reasonable care and diligence to protect the water meter and meter box from loss or damage by freezing, hot water, traffic hazards, etc. The owner may not hinder the Associations access to the meter and must provide reasonable access.
3. Water provided by the Association shall not be permitted to run to waste. Leaks in private pipes shall be repaired as soon as detected. The customer is responsible for all water lost through leakage, frozen pipes and/or other causes.
4. When a leak is noted on the owner's premises and that owner is not in the residence the water will be shut off to the property.
5. In an emergency the Association can shut off the water supply at any time without prior notice when necessary for repairs or maintenance of the system.
6. The Association shall give advance notice whenever it is known that service is to be interrupted for any length of time, if such notice can be reasonably given.
7. The Association is not responsible for loss or damage caused by or arising out of any interruption of water service or change in water pressure.
8. The Association will restrict use of water for commercial purposes.
9. Use of water to fill pools, hot tubs, and cisterns requires written approval by the association prior to use, in order to determine adequate water availability to owners. If an owner proceeds with use without prior approval the owner is subject to an excess water fee that is equal to three (3) times the base rate.
10. If it becomes necessary to haul water into the community to maintain the service, the users meter readings reflecting use during the haul period will be billed for all related costs. These costs may be higher than the current water usage fee.

## Billing and Rates

1. All meters will be read twice a year and billed by the Association on April 30<sup>th</sup> and October 30<sup>th</sup> and all readings will be given in gallons.
2. The minimum gallons allowed per billing period under the minimum rate shall be determined by the Board of Directors and all rates will be reviewed annually and approved as Appendix A.
3. Meters that are inaccessible for reading shall be estimated and the billing adjusted once the meter has become accessible. If the meter is obstructed due to the fault of the owner, a charge may be assessed if more than one trip is required. Refer to appendix A.
4. Water charges once billed become subject to the same collections policies adopted by the Board of Directors for collection of assessments.
5. If the owner fails to remit payment on any water billings the association retains the right to terminate service. Notice of termination will be mailed on all accounts 45 days past due and termination on service will be performed on the 60<sup>th</sup> day of delinquency.
6. All fees including water service charges, late fees, interests, and fees associated with the collection of the account must be paid in full before service will be restored.

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## Appendix A

1. Base Water Fee - \$120 for six months usage up to 7,500 gallons.
2. Water Usage Fee (per gallon) – over the base 7,500 gallon
  - a. Year-round Rate \$0.02 per gallon
3. Water System Reserve Fee- to be determined at a later date.
4. Excessive Water Usage – Double the per gallon overcharge rate. This only applies if total usage exceeds 25,000 gallons per 6-month period.
5. Termination Notice - \$5.00 per notice
6. 48-hour intent to terminate - \$10.00 per notice
7. Lock Meter - \$25.00
8. Restore Service - \$25.00
9. Repeat Meter Reading - \$100.00

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## Appendix B

The installation of the meter must adhere to the following specification:

- Model: Badger MODEL 25 or 35 w/ standard register & frost bottom
- Back flow devices are required on all installations
- Reading: in Gallons

Each owners meter shall be located in the public right of way at a reasonable distance from driveways and parking areas at such a point. The owner may not hinder the Association's access to the meter and must provide reasonable access. Below is a diagram reflecting acceptable locations:



Possible meter locations



# Indian Rock Estates Water Policy

## Appendix C

(Sample) Billing

November 1, 2019

Invoice #10000

John Doe  
123 Zaltana Dr.  
Prineville, OR 97756

### Meter Reading:

- April 30th: 410,000 gallons
- October 30th: 422,500 gallons
- Total usage: 12,500 gallons

### Billing:

Item	Quantity	Price
Bulk usage fee (7,500)	1	\$120
Summer Usage fee (.02 per)	5000	\$100

Total	\$220
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