

Game Trail Association, Inc.
Water Meter Frequently Asked Questions

Q1: Why do we need water meters in Game Trail? And, why now?

A1: Game Trail has grown substantially over the years and is now more than half built out. As the subdivision grows, it becomes more complex to manage. As with any utility, meters are required in order to more efficiently manage the system. A case could be made that we should have required meters some time ago, but the State of Colorado is effectively requiring us to measure our water usage now in order to comply with our outdoor use.

Q2: What kind of meter will be installed and are there any special electrical requirements?

A2: A Neptune T-10 water meter, manufactured by Neptune Technology Group will be installed inside the home to measure total water consumption (both inside and outside usage). The meter meets the upcoming changes to the Safe Drinking Water Act (NSF 372) that becomes effective January 4, 2014 and is made from a lead free alloy. The R900i register has a radio frequency interface unit that minimizes reading time with no external wiring. This allows for remote meter readings so no information will be required of the homeowner in the future. The reader is powered by a lithium battery that has a warranty life of 20 years.

Q3: Since the new meters will only measure total consumption, how will that help us distinguish outside from inside usage? Why not just measure outside usage separately?

A3: It was determined that even though direct measurement of our outside water would be more accurate for this specific purpose, the diversity of plumbing configurations and other issues would be difficult and costly to overcome. After extensive discussion, the State has worked with us on a plan that measures total household usage (both inside and outside) for full time residents in the winter in order to determine a "normal" monthly indoor water usage figure. Basically, the formula that the State has prescribed subtracts winter usage from summer usage to determine outside water. The installation of individual water meters allows us to utilize this concept with better data than we currently have so that we can develop a more realistic estimate. While the immediate need is to provide a better estimate of our outside water use, whole house meters will put Game Trail in a much better position to manage a variety of other potential future issues.

Q4: I am a lot owner and don't plan on building for a few more years. How do I get a meter?

A4: When you are ready to begin the building process, you or your contractor should contact the Game Trail office to obtain a meter which will be provided by the Water Committee. The meter and couplings are provided to you or your plumber for installation during the normal building process. Once the meter is installed the water committee will inspect the installation of your water system to insure it complies with the State of Colorado CDPHE regulations. The Game Trail Association reserves the right

under State law to re-inspect the water connection in the future to insure compliance required by the State.

Q5: I'm aware of the limitation on outside water usage, but how much water is available to me for inside usage?

A5: The answer is somewhat complicated because of multiple water decrees and outside water usage. We have two decrees that provide for "inside use only" and both have different amounts available per individual household. Since we have one water system covering both decrees we combine our available water of both decrees for each household. On the average, each household has 300 gallons a day for inside usage or 108,770 gallons per year (0.33 acre feet) a very generous amount whether a full-time or part-time resident. This amount is further limited by any system leaks since inside water usage is measured at the well head for decree purposes. An additional 2,939 gallons is available for outside usage for the period April – October of each year. Permanent and seasonal residents have access to the same amount of water.

Q6: With the new water meters, is the Association going to start charging me for water? What fines, fees or penalties does Game Trail intend to impose on me if I exceed my allotment?

A6: There is no plan to charge individual homeowners for water use. Our water supply is adequate to meet the needs of our Members and there is no reason at this time to micro-manage individual usage. However, there may be instances where knowing individual water usage becomes important. Having water meters installed in each home will allow you as a homeowner to manage your own usage should drought conditions dictate. Likewise, there is no plan for establishing fees, fines or penalties for water use beyond established norms. There is however, a Rule & Regulation 10-01 (Allowable Use of Outside Water) that establishes approved uses of outside water and allows for imposition of fines or other remedies for the misuse of this water. The Board always reserves the right to establish rules and regulations in the future for proper governance and operation of the Association.