

# VALLEY MAINTENANCE CORPORATION

## WATER SERVICE REGULATIONS

### 1. WATER CONNECTION REGULATIONS: UPDATED MAY 4th, 2023

- a. Only one water tap per lot or parcel of land shall be allowed. This tap shall serve one dwelling per lot or parcel of land. A property owner shall not extend a water line from one lot to another lot, or use any other means of transporting water supplied by the Corporation from one lot to another lot, or use any other means of transporting water supplied by the Corporation from one lot to another lot or parcel, unless written permission is obtained from the Board of Directors.
- b. A tap fee shall be paid by property owners before the water tap is made. The tap fee shall be determined by the Valley Maintenance Corporation Board of Directors. **Effective May 4th, 2023**, the tap fee is **\$22,000.00**. Water system maintenance fees (minimum monthly water bill) shall be billed from the date of the tap. **TAPS WILL NOT BE MADE FROM NOVEMBER 1- MAY 1 UNLESS OTHERWISE APPROVED BY THE BOARD.**
- c. At the time of the tap a shut-off valve must be installed two (2) feet beyond the property line of any other location to be determined by the Corporation's Plant Operator. The shut off valve will be provided by VMC but installation, trenching, backfill, water line connection, and necessary shoring must be provided by the property owner. Connection and backfill must be coordinated with the VMC Plant Operator. **719-687-1887**. All new construction will be required to bury 200 psi minimum high pressure plastic line or ¾" K copper tubing a minimum of 8 feet deep from the Valley Maintenance Corporation main to the property owner's meter.
- d. All new construction shall be required to install a water meter (to be furnished by Valley Maintenance Corporation) at the property owner's expense before water service is turned on. The remote reader shall be installed on the building no less than 40" and no more than 60" above the ground. The Valley Maintenance Corporation (VMC) meter reader **MUST** have unobstructed access to the remote reader. All water meters are the property of VMC and if the malfunction of the meter is caused by neglect of the property owner or tenants, the property owner shall be responsible for the cost of repairs and/or replacement.
- e. Property owners are responsible for all repairs and maintenance on the water line from the tap point extending to and on their property.

### 2. WATER USE REGULATION

**WATER SHALL BE FOR HOUSEHOLD USE ONLY. NO OUTSIDE USE OF WATER IS PERMITTED.**

The wells from which Spring Valley draws its water are permitted by the State of Colorado for "domestic household use only."

**3. BILLING**

- a. Meters are typically read on the 20<sup>th</sup> of each month. If the 20<sup>th</sup> falls on a Sunday or there is inclement weather, they may be read on the 19<sup>th</sup> or the 21<sup>st</sup>. Bills are mailed the 25<sup>th</sup> of each month.

**Water Rates:**

Minimum rate (0-3,500 gallons) .....	\$45.00
3,501 - 5,000 gallons .....	\$ 55.00
5,001 – 7,000 gallons .....	\$ 55.00 + \$25.00 per thousand gallons
7,001 – 9,000 gallons .....	\$105.00 + \$50.00 per thousand gallons
9,001 – 12,000 gallons .....	\$205.00 + \$100.00 per thousand gallons
12,001 and up .....	\$505.00 + \$200.00 per thousand gallons

**~ These changes are effective April 20, 2022 ~**

**EXAMPLE OF BILLING CHANGES:**

**\*\* EXAMPLE BASED OFF OF 12,080 GALLONS USED IN A MONTH \*\***

<b>\$55.00</b>	<b>(3,501 gal. to 5000 gal.)</b>
<b>\$50.00</b>	<b>(2 x \$25 for 5001 to 7000 per thousand)</b>
<b>\$100.00</b>	<b>(2 x \$50 for 7001 to 9000 per thousand)</b>
<b>\$300.00</b>	<b>(3 x \$100 for 9001 to 12000 per thousand)</b>
<b>\$200.00</b>	<b>(1 x \$200 for 12001 plus per thousand)</b>
<b>TOTAL= \$705.00 for 12,080 gal.</b>	

- b. If full payment is not received on or before the 20<sup>th</sup> of each month, a \$15.00 late fee will be assessed.
- c. If full payment is not received within 90 days, VMC will notify the water user/property owner that service will be terminated if full payment is not received with ten (10) days. If at any time the 90 days termination notice is issued to a property owner, subsequent shut off notices to that property owner will allow only 30 days for full payment prior to termination of service.
- d. If water service is terminated, service will not be reinstated until full payment for water service and a \$200.00 reconnect fee plus any and all legal fees and court costs are paid in full. Valley Maintenance Corporation reserves the right to file a legal lien on the property if a delinquent account is not brought current once notice is given to the property owner.

#### **4. RESPONSIBILITY**

- a. All fees for service are against the property itself. The owner of the property is responsible for arrangements for payment of these charges.
- b. Water service must be in the name of the owner for month-to-month renters or those with lease terms less than 12 months.
- c. In the event the property is sold or the tenant responsible for payment moves, VMC **MUST** be notified in advance.

#### **5. GENERAL**

- a. Representatives of VMC may enter upon as much of the property as necessary to install meters, read meters, service shut-off valves, disconnect water service and perform and other duties required in connection with providing water service. Failure to allow VMC representatives to enter upon the property or perform the necessary duties shall be considered a violation of regulations and shall be subject to the termination of water service.
- b. Members in violation shall be given ten (10) days' notice in writing of the date of discontinuance of service. In the event the service is disconnected, a reconnect fee in the amount of \$200.00 shall be levied against the property. All unpaid fees pertaining to the water service shall be paid, in addition to the reconnect fee, before service shall be restored.
- c. If the charges are not paid and if the VMC Board of Directors deems it necessary, a legal lien shall be placed on the lot or parcel which may be enforced in the appropriate Court of Equity having jurisdiction as an equitable lien. In the event a second violation is committed, and the service is discontinued, a lien will be filed against the property and there will be a \$500.00 reconnect charge.

#### **6. COMPLAINTS, SUGGESTIONS, RECOMMENDATIONS, ETC.**

Your VMC Board of Directors is always open to recommendations, suggestions and/or complaints; however, none of the above will be accepted unless presented by a VMC member in writing and signed by the member.