



June 2021

Important Information Regarding Your Water System at Pine Creek Ranch

1. At times, on holidays and weekends, the water system is maxing out creating low pressure in places. The water pumping, storage and distribution systems at PCR are sized for **indoor water use only**.
 - a. Over the past decade about 42 cabins have been built bringing the current count to 135, PCR currently meets Utah DDW criteria for pumping capacity, we are undersized for storage capacity and water mains with a few exceptions, **all based on indoor water use only**.
 - b. PCR CC&R 6.4 allocates “37,000 gallons annually” to each lot with paid water connection.
 - c. PCR CC&R 6.4 also permits “the association to assess an additional charge upon the violating lot(s)” for excessive water use. Currently the average cabin at PCR uses about 20,000 gallons per year.
 - d. For those that exceed the 37,000 gallons annual allocation, a charge of \$6.50 per thousand gallons may be assessed commencing with June 2021 water readings and the rate will increase to \$9.10 per thousand gallons for June 2022 water readings and beyond. Prior fiscal year water usage for each lot will be available at the annual association meeting or by contacting a board member.
 - e. In addition, per item j. of the Rules and Regulations **“Landscape watering is prohibited”**. **Under no circumstance is landscape watering including lawns, gardens, flowers, etc. to occur.**
 - f. Failure to comply with service agreement may result with water service being shut off.
2. The water system at PCR is not rated as a fire protective system, any hydrants & standpipes you see along the roads are used solely to flush the system.
 - a. It may be wise to verify with your insurance provider that your coverage accounts for the above condition.
 - b. Refer to https://www.utahfireinfo.gov/prevention/defensible_space.html for State of Utah guidelines regarding defensible space and <http://sanpete.com/pages/wildland> for information on Wildland Urban Interface requirements.
 - c. With all of the wildfires throughout the west last year it reminds us just how tentative our place is in these heavily vegetated and forested zones. This underscores the need for **increased effort enlarging and maintaining your defensible space.**
3. The water distribution system at PCR is not buried as deep as it needs to be for freeze protection, PCR was developed as **“Summer Home Subdivisions”** (refer to your subdivision plat and governing documents) and initially the water system was shut off and drained during the winter months. Recommended burial depth is 12” below frost level or 48” minimum, as water repairs have been made we find that lines are buried 18”- 24” for the most part. FYI, the new 740’ line segment at the “S” curve was buried 60” deep.
 - a. Effort has been taken to protect the most vulnerable locations as they present themselves by adding insulation panels or road base or both. Frost was measured at 36” +/- at Meadows area water main repair during the Spring of 2018.
 - b. In the last decade water mains have frozen and some cabins were without water for an extended period of time. It is probable water could be out for weeks and even months should a water main freeze. It would be prudent to be prepared for such a situation to occur again.
 - c. We depend on snow cover to help insulate the water lines, thus roads are not to be plowed and no heavy vehicle traffic (cars, trucks, etc.) on them during the winter, **please respect road closed signs.** Water meter box must be insulated by placing a 16” cube of fiberglass insulation in upside down garbage bag on top of meter, **do not insulate below meter** and make sure meter box lid is readily accessible. Check status of insulation each fall, verify it is dry and fitted tightly to meter box, we had two meters freeze this year creating extensive leaks.

Your attention to these matters is greatly appreciated. We are all in this together. Please contact a Board Member regarding any questions you may have.