

## APPENDIX 5

### WATER SYSTEM POLICY

Casas Arroyo Association Inc. owns and operates a community water system. Maintaining and operating two wells, a holding tank, pressure tanks, the delivery system and associated mechanicals are the Association's major annual expense.

Every lot owner, as member of the Association, is considered an owner in common of the water system as a whole. The Board of Directors of the Association delegates certain responsibilities for day to day management of the system to a group of volunteers known as the Water Corps. The Water Corps works cooperatively with a professional Certified Well Operator who acts as superintendent of the overall system, advisor on technical issues, and monitor of compliance with various Arizona rules and laws. Based on recommendations from the Well Operator and the Water Corps, the Board of Directors authorizes expenditures for upgrades, operation, repair and maintenance of the system. Thus every Casas member has the dual role of owner and user in the operation of the system. The Water Corps works for the owner and works with the user to guarantee an optimal and efficient supply of water.

The Association is responsible for delivery of water to every improved lot. Homeowners pay for their individual use of water as measured by a meter which is the property and responsibility of the homeowner. Meters are read four times each year by the Association with billing for usage in January and June. A portion of the amount paid by each homeowner is considered an ongoing investment in the water system by the owners. The balance of the amount is taxable income to the Association which offsets the expenses of the system.

Occasionally the meter reader notices a higher than normal water usage. A member of the Water Corps works with a homeowner to find the problem, using this procedure:

1. The accuracy of the meter is first tested. A present reading is taken, ten gallons run through, then the meter is read again. If the reading is inaccurate, the meter will be replaced by the homeowner.
2. If the meter is accurate, then there must be excessive use either around the house or inside for which the homeowner, not the Association, is responsible. Irrigation systems uncontrolled and running toilets are typical problems.

Additionally, the homeowner must, by state and county zoning law, use devices at outside faucets to prevent back flow of soil or other contaminants into the system.

Water is a precious resource particularly in Arizona and we are fortunate in drawing from a reliable source, but we have a system that requires constant maintenance and occasional emergency repair. The cooperative work of every Association member in the dual roles of owner and user is a community requirement. Together we assure ourselves of a safe and reliable water supply.

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