



**PEAK VIEW PARK**  
91253 W HWY 24  
WOODLAND PARK CO 80863

September 20, 2022

## **WATER CONSERVATION MANAGEMENT**

### **ALL OWNERS, TENANTS & GUESTS:**

**Peak View Park water system** - Our water supply is pumped from a well into our pump house. It is an up-to-date 5gpm system that adds chlorine, removes radium, and stores the water prior to pumping to each home.

Our system can produce 7,200 gallons per day and our typical consumption over the last 8 years has been approx. 4,000 gallons per day. This is the first summer the park residence have consumed more than 12,000 gallons per day on some weekends, when we've had to pay to haul in city water.

The **PVP Month-To-Month Rental Agreement** alerts you to the possibility for such a time as this; "Water, Garbage, Sewer. Management reserves the right to change the charge for these services should economic conditions change regarding the delivery of these services."

### **Interesting Facts:**

- Older **Toilets** use 2-7 gallons per flush vs a dual/low flush toilet which uses **.6-1.1** gpf
- **Shower heads** can use 2.5 gpm vs a low flow **shower head** of 1.25 gpm.
- **Washing machines** use 7-45 gallons per load, an average of 20 gallons.  
50 homes times 2 loads = 2000 gallons
- A fast-dripping **faucet** can consume up to a gallon a minute, our well produces 5.5 gallons a minute. It only takes few leaky faucets to drain the whole system.
- Reverse **Osmosis** (RO) systems waste as much water as they produce.
- The **Red light** on the pump house means water is critically low.
- Initial findings from current meter reader installations have identified 3 leaks under houses.

Maintenance of water lines underneath the houses are the responsibility of the Owners.  
By using efficient toilets, low-flow showerheads, less frequent loads, and repairing leaks,  
**SAVINGS** could add up to **7,000 gallons per day**.

Thanks in advance for your efforts to make your community a healthy and safe place to live.

To be fair to ALL residents, we are installing water meters/readers  
to identify the high-water users and charge them accordingly.

Here are some links to help you and your family become more water wise, please take a few minutes to read them as they will help everyone in our community, owners, and short-term guests.

**For example: when it's yellow, let it mellow, when it's brown, flush it down.**

<https://householdblogger.com/should-you-flush-the-toilet-after-peeing/>

<https://m.youtube.com/watch?v=MR3S763z3eA>

<https://mobilehomeliving.org/adding-heat-tape-water-lines/>

## ALL residents are required to CONSERVE and make the following adjustments:

- STOP using all non-essential water when the Red Light on the pump house is on.  
Send alert text to Matt and Pete
- Replace your **toilet** with a GlacierBay dual flush **toilet** and submit receipts/pictures to [peakviewparkmanagement@gmail.com](mailto:peakviewparkmanagement@gmail.com) by Dec 1, for a \$300 credit toward your rent (\$100 per month).  
Schedule an inspection for approval.
- Replace your **shower heads** to low-flow (PVP is ordering in bulk and will install, email your preferred color by 9/30 to [peakviewparkmanagement@gmail.com](mailto:peakviewparkmanagement@gmail.com) )
- Avoid doing **laundry loads** on Friday and Saturday and consolidate loads.
- REMOVE all **Reverse Osmosis (RO)** filtration systems, they waste as much water as they produce.
- Avoid draining or filling tubs or hot tubs on the weekend.
- No outdoor watering without permission and No car washing.
- No intentional Faucet Dripping and fix all **leaks**. (inside and underneath)
- Report problems. Go to <https://www.peak-view-park.com/contact/> select Incident Report

**NOTE** regarding **Vacation Rental** Units – the Owner is our tenant and not the Traveler. Owners are responsible for enforcing these changes with their Renters.

### PVP's part:

- We are assessing ways to improve by adding storage and implement “leak” testing.
- Increasing system monitoring
- Installing meters and imposing usage fees
- Improving our notification system to include ALL managers/owners

### WINTER USE

Temperatures below 30°:

- Check that your heat tape is operational or replace with a heated hose. Add a portable backup heater.
- Check your skirting around your home is intact and sealed.
- DO NOT DRIP your faucets this will drain the system and will also freeze your sewer line.
- When leaving your home overnight, leave your furnace on and set the thermostat at a minimum of 55°
- When leaving for more than a few days, notify neighbors so they can check occasionally to make sure your furnace is still operating.
- Place a thermostatically controlled electric space heater under your home
- Don't turn off your heat unless you completely drain, antifreeze, and blow out your system.
- Request further information [peakviewparkmanagement@gmail.com](mailto:peakviewparkmanagement@gmail.com)

### ACTION

Showerhead replacements completed by	Nov 1, 2022
Toilet replacements completed by	Dec 1, 2022
Meters/Readers to be installed by	Nov 1, 2022 initial readings
Water charge \$45 per month per unit	Oct 1, 2022
Charges for Meter overages on accounts	Beginning Dec 1, 2022
60 gallons per unit per day included in the \$45 per month	
61-90 gallons per unit per day	\$0.15 per gallon over 60
91-120 gallons per unit per day	\$0.20 per gallon over 90
Over 121 gallons per unit per day	Abusing the system