

Understanding Your Water Bill

The District charges a Capital Fee at the beginning of the irrigation season. The Capital Fee supports the cost of repairs, upgrades, and replacing the distribution system.

The water rate structure also includes a Water Service Fee at a rate of \$3.95 per 1,000 gallons actually used. Usage bills are sent twice per year.

Questions about water usage on your lot should be emailed to:

clientservices@advanceHOA.com

Water Use & Drainage Fact Sheet

Healthy Lawns in Colorado Require about 1,000 Gallons of Irrigation per 1,000 sq. ft. of Turf per Week?

Water use is measured in inches applied or gallons of water used. In the heat of the summer, healthy turf requires 1.5 inches or 1,000 gallons of water per 1,000 sq. ft. of turf each week. Turf needs less water in the spring and fall. As a result, the average annual water need in Northern Colorado is calculated at 33 inches or 21,000 gallons of water per 1000 sq ft of turf annually. The typical yard in RainDance has approximately 2,000 sq ft of turf in the front and back yard which require a grand total of 42,000 gallons of water per year. You can measure the size of your turf lawn by using Google Maps (see image below) or measuring with a tape measure. Then you can calculate how much water should be applied each season based on the total area of turf on your lot.



My Yard and/or Landscape Rocks Are Wet!

If your yard or landscape areas are wet, too much water may be scheduled on lawns in or around your property. Continuously wet areas are the result of overwatering. Too much water applied to clay soils will result in runoff of the irrigation water to the drainage corridors (often stone areas) between the homes. Standing water will kill landscape plants and shorten the useful life of fence posts.



Contact Us

RainDance and
Poudre Tech
Metropolitan District
1601 Pelican Lakes Pt
Suite 100
Windsor, CO 80550
303-482-2213

Common Irrigation Questions

Q. How Do the Back Yards Drain?

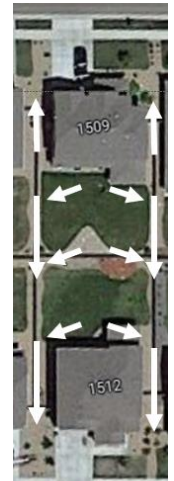
There are generally two types of drainage designs. “A” lots only receive drainage from their property or adjacent neighbors property. “A” lots are designed when the topography is relatively flat. On “A” lots, the drainage from the middle of each back yard lot is directed to a swale that runs between the houses and down to the street.



“B” lots are designed when the original topography is sloping in one direction. On “B” lots, it is necessary for part of higher “B” lot to drain down and across a lower “A” lot.

Lower lots with neighboring properties with water draining onto them have a higher incident of water accumulating in the drainage swales.

Drainage swales are designed with a minimum of 2% fall and are typically landscaped with round river stone to allow for the water to slowly drain toward the curbs along the streets. Sometimes, it appears water is stuck in the stone drainage ways. If areas are overwatered the drainage swales will remain wet. Suspect overwatering whenever you notice the drainage swales are consistently wet.



Q. What Can I Do if a Neighbor is Overwatering?

There are no local or state laws that are specific to overwatering. If your neighbor causes damage to your property, the first step is to talk to your neighbor and ask them to reduce the runoff entering your property and causing damage.

Q. What to do if I have an irrigation leak?

The Metro District infrastructure ends at the meter pit (usually located in the back yard). If the leak is past the copper pipe in the meter pit, call your irrigation contractor. If the leak is in the meter or copper tubing, please call client services at 303-482-2213.

Q. When Am I Allowed to Irrigate?

Home irrigation is allowed between 6 pm and 10 am and is dependent on your address.

Even Numbered Lots – Monday, Wednesday, and Friday

Odd Numbered Lots – Tuesday, Thursday, and Saturday

No irrigation is permitted on Sunday.

More information regarding the irrigation water, water quality, and storage reservoirs can be found on the District websites.
