

**River Glen HOA**  
**IRRIGATION UPDATES**  
**November 4, 2012**

Irrigation season runs May through September. Riverglen ran the last possible days of the season, Sept. 28, 29, & 30 with 80 inches each day including BEMA on 2 of those days. We did not have to take 100 inches as there were others finishing the season as well.

Please open your irrigation access valves and drain the water at your access point. Be sure to drain anything you added to your access to operate the irrigation on your lot. Even if you did not irrigate this year you may have water at your access that should be drained. If you need help or have any questions contact an irrigation member. Irrigation members have been assigned specific lots to be the contact person for those lots. If you do not know whom your contact person is an irrigation member or I will help you identify them. The valves should be closed again for the winter before the ground freezes. In some situations you may want to leave the valve opened slightly, enough to prevent any additional water drainage from building up but not open enough to be inviting to small rodents.

If you are having any problems with your access make sure your irrigation contact person is aware of the issue. Remind them if there is a recurring problem that has not been addressed.

This season we had 42 lots that used irrigation water and we used 3006 inches (386" more than last year). With this years 40" allotment we had 2440 inches of water. Members signed up for additional leased water for an additional 1020 inches. We had 454 inches of water left over.

The BEMA (Big Elk Meadows Associates) contract and installation of additional pipeline for their required augmentation of water back into the Little Thompson River was finished. Due to leaks in their connection to our pipe system our first run of water for the season was delayed 2 weeks in order to make the corrections needed. Thanks to all who pitched in and help get this resolved.

Bema paid for all costs associated with this project. In addition they pay Riverglen \$1000.00 a year and \$50 for each week end run of water where we open and close the valve for their water augmentation requirements. There were 5 week end runs for BEMA this year for an additional \$250 paid to Riverglen. The \$50 increases by \$2.50 each additional year of this 10 year renewable contract.

Due to the focus on the BEMA project, other Irrigation Projects were put on hold including isolation valves. The Irrigation Committee has proposed installing several isolation valves at several points in our system. Isolation valves would allow more users uninterrupted irrigation water should there be a leak or other problem with the system. During the first two weeks of the season the BEMA connection leaks would have impacted only a few users if we had isolation valves installed. Installing 2 valves a year as well as repairing or replacing meters that are not working is the goal for the next season.

Please send me your email address if you would like to receive updates by email.

Thank you to the Irrigation Committee Members and to everyone else that helped to make this another successful Irrigation Season.

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