Highland Park 3 Association, Inc.
PO Box 64214, Colorado Springs, CO 80962

Annual Reporting of Well Water Meter Readings

All wells on properties in the Highland Park 3 Homeowners Association - hereafter HP3A - are permitted and governed by a court-ordered water decree and a water augmentation plan administered by the State of Colorado. A detailed description of how our water is managed is available on our hp3a.org website. The following water meter policy applies starting with the 2027 water year (WY27), which began on November 1, 2026. The Board will not retroactively penalize homeowners for violations prior to WY27 when determining fines.

Meter Reporting

1. Homeowners must comply with the HP3A covenants and applicable Colorado laws regarding water rights. In the event of a conflict between this policy and the covenants, follow Paragraph 23: WATER AUGMENTATION PLAN.
2. Wells in HP3A are allocated 0.56 acre-feet of water, which is 182,477 gallons, per water year. The HP3A water year runs from Nov 1 through Oct 31.
3. Meter readings will be submitted by homeowners each year on **October 31st** and again on **February 28th**. The Board will send out email notices to help members keep their obligation.
4. Members can photograph their water meter gauge and email the image to info@hp3a.org. An owner who expects to be out of town on 10/31 can report a few days early.
5. HP3A will submit the annual report to DWR no later than November 15th of each year using the DWR spreadsheet.

Meter Reporting Enforcement

Due to the potential severity of non-compliance with the water decree and augmentation plan - the State of Colorado can sue the homeowner and the Association - the Association has a zero tolerance policy for reporting delays.

1. **Failure to report:** Homeowners who fail to report within 3 calendar days of the due date will be assessed the fine shown below. The Board will notify delinquent homeowners in writing. If unresolved, HP3A will identify the homeowner in its annual report to the state as having refused to provide a meter reading.

Days Late	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**
Fine	$25	$50	$75	$100	$125	$150	$175	$200	$225	$250 (max)

2. **Exceeding well permit**. If an owner pumps more than allowed, it is a violation of their well permit and a covenant violation. HP3A has a tiered structure for fines. Since this policy is new, violation counting begins with WY27. Violations before WY27 do not count against the total, and the count resets if a property changes ownership.

# vio.	**Homeowner to submit**	**Up to 18,199 gal** (<10% over)	**18,200-54,740gal** (~10-30% over)	**54,741-89,400 gal** (~31-49% over)	**89,400 gal or more** (~50%+ over)
1	Acknowledgment and plan, plus fine:	$0.00	$50	$200	$300
2	Acknowledgment and plan, plus fine:	$100	$200	$300	$400
3+	Acknowledgment and plan, plus fine:	$200	$300	$400	$500* (max allowed under state law)

3. The homeowner will acknowledge their violation in writing, explain the overage, and provide a plan to avoid future violations (email info@hp3a.org). This allows the Association to respond to DWR inquiries. Homeowners may appeal HP3A penalties at a public hearing before the Board of Directors. The Board will request that DWR go directly to the homeowner in situations where the homeowner fails to comply with the covenants or this policy.

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Information for Homeowners

- Colorado is an arid state that takes water rights seriously. In layperson's terms, *the state does not mess around*. HP3A homeowner reporting is required by court order. The penalties in this policy are Association-specific. *Colorado DWR has directly contacted individual homeowners in the past*.
- Your water rights are connected to all HP3A members. Repeated violations can affect everyone if the state takes enforcement actions against HP3A.
- Although household use can be a factor (especially in big households), most over-pumping situations are caused by:
  - Damaged irrigation lines that run for months unattended
  - Excessive irrigation, such as running a zone for hours each day, 7 days per week, even when it rains
  - High water use items (e.g., large transplanted trees, expansive sod, unauthorized water features/pools)
  - Homeowner carelessness/inattention.

Tips for Homeowners

- None of these tips can help a careless homeowner. But they work great for owners who want to maximize their water allocation and avoid going over the limit.
  - **Track it, track it, track it.** Use a simple log sheet on the fridge or create a spreadsheet.
    - Baseline your water use from November → April. Estimate your monthly household water use.
    - From May → September, subtract your average household use. The remainder is your irrigation use. Adjust irrigation frequency and duration as needed to stay below 182,477gal for the water year.
    - Record your meter every 1-2 months in the winter and twice a month in summer until you know you're on track. Once your irrigation system is stable, you can check less frequently, but don't ignore it completely.
    - Is your meter in a weird location? Point a cheap $20 webcam at it. Check it anytime from anywhere.
    - Take the time to "do the math" so you're managing your water use and not guessing. It's probably not the kids taking long showers or a leaky toilet. *It's probably your landscape irrigation*.
  - Your water meter can be used to figure out how much each irrigation zone uses. Record the meter reading before and after running each zone for an hour. Use this to estimate gallons per hour. Handy for planning!
  - Replace your old irrigation controller with a modern WiFi-enabled one (about $200). These can monitor the weather and skip watering on rainy days. *This could save you 1,000s of gallons*.
  - **Landscape suggestions:**
    - Leafy trees and many varieties of pine are thirsty. Plant drought-tolerant trees (Ponderosa pine and Austrian pine). Large transplants can require 100 gallons per tree per week in the first year. They look great, but you need to budget extra water. Mix in small trees that only need 10's of gallons per week.
    - Mulching lets you water less frequently. Black Forest Slash has free mulch May-Sep. bfslash.org
    - Cut down dead trees promptly and plug the drip lines. Limit sod to smaller areas for children and pets.
    - Mix artificial plants in with regular flowers to reduce water use.
    - Drain and winterize irrigation and outdoor hoses before the first frost.
    - Turn on a zone, wait a few minutes, then walk the zone. Leaks can be heard hissing, even under mulch.
- Water is use-or-lose. Although we can be penalized for going over our allocation, we win no prizes for how far below our permits our water usage is. Monitoring usage allows the homeowner to get the maximum benefit.
- Finally, remember that the amount of irrigated landscaping is limited to 5,000 square feet, and landscape plans must be submitted to the Architectural Control Committee (ACC) for approval.

This policy was published for public review on the hp3a.org website on: November 19, 2026.
This policy was opened for public comment at the HP3A annual meeting on: Dec 2, 2026
APPROVED by the Board of Directors on: _____

Highland Park 3 Homeowners Association

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