

**Falls Creek Ranch**  
**Water Billing Rate Structure and Appeal Process**  
**Established March 2014**  
**Updated October 2019**

**Introduction:**

The FCR Board of Directors authorized a system of billing for potable water and conservation principles which were implemented in spring 2014.

The 2013 Annual Meeting minutes state: “After a discussion on the importance of water conservation, a motion was made, seconded and unanimously approved for the Board to commence a study of ways to institute water usage fees.”

This was done for several key reasons:

- Encourage conservation of water resources,
- Develop financial reserves for future water system repair/replacement,
- Adopt a utility fee structure akin to other subdivisions.

The water billing process has produced excellent benefits for FCR:

- Overall water consumption/waste has decreased by 50% or more.
- Water levels in our wells are increasing (but still subject to drought cycles).
- Our capital reserves for future water system repair/replacement are increasing.

However, there is still more that we need to do. At the 2019 Annual Meeting the membership voted to increase the monthly base charge to \$50.00 to further build up the capital reserves for our water system. The FCR Water Use Rate Structure is included in Attachment 1.

We have also faced significant wastage of our water resources due to failure by some members to implement common-sense practices that could prevent large losses. For example, several members have experienced large water losses because they failed to turn off their water while their homes were unoccupied. Several other losses occurred when snow and ice falling off roofs damaged outside hose bibs. Yard hydrants and garden hoses have been on-going problems for water waste. In some cases, these preventable events can waste a year’s supply of water in just a week!

In response to the high-water bills related to these losses, the Board has developed an Appeal Process Policy that is designed to encourage members to become more pro-active in preventing these large losses. This process is described in more detail in Attachment 2.

Water Conservation Tips are provided in Attachment 3.