Dan Cordova

From: Dan Cordova
Sent: Thursday, March 13, 2014 11:41 AM
To: 'Holly Thede'
Cc: Lisa Johnson
Subject: RE: watering issues
Attachments: 2013 VRMD Irrigation Usage on HOA Services per Brickman.pdf; 1060_001.pdf

Holly,

I requested backup from Brickman to verify the District's irrigation usage on HOA water service accounts and received the attached zone information and usage calculations. The backup suggests significantly less usage than originally detailed on the initial invoice sent by the HOA. Per the backup, the District is using approximately 7,468.75 gallons per month total, or about 45,000 gallons per season (6 months usage). With 45,000 gallons of usage, billed at the Town of Erie's irrigation water usage rate of $6.03 per thousand gallons, the District would owe $271.35 for 2013.

The discrepancy in total usage between the initial invoice and the backup comes from the number used for frequency of times per month each zone is watering. In most cases, the District zones on HOA controllers are watering native areas, which require infrequent (if any) irrigation. The backup shows the actual and accurate times per month each zone is programmed to receive water; I believe on the initial invoice this number was estimated. The initial numbers estimated that most zones were being watered three times per week, when in reality they are receiving water only two and half times per month.

Please forward this information to the HOA Board and let them know that the Vista Ridge Metropolitan District will consider reimbursement of the charges requested if both parties are in agreement of the approximated usage.

Thank you for your help in this matter.

Dan Cordova
Special District Management Services, Inc.
141 Union Blvd Suite 150
Lakewood, CO 80228
dcordova@sdmsi.com
303-987-0835
720-384-5909 cell

From: Holly Thede [mailto:hthede@msihoa.com]
Sent: Tuesday, November 19, 2013 2:00 PM
To: Dan Cordova
Subject: watering issues

Dan
Good afternoon. It was brought to the Boards attention from their grounds contractor that during watering times there are a portion of the HOA sprinklers that are watering Metro District maintained land. The contractor was kind enough to provide the Board with figures. Can you please take a look at this and discuss with your Board. The Master HOA would like to set something up for some sort of reimbursement annually of the watering that takes place on the Metro district. Please let me know if you have any questions or concerns

Thank you