



Leak Relief Policy

On November 27, 2018, at its regularly scheduled meeting, the Aldasoro Ranch Homeowners Company (HOC), Board of Directors adopted the following resolution:

WHEREAS, Members from time to time may experience water leaks that cause their water usage to substantially, but temporarily, increase; and

WHEREAS, it is important for the HOC to develop and implement a policy to address excess water usage caused by leaks and to apply that policy on a consistent basis;

NOW, THEREFORE, it is resolved that:

1. Policy. It is the policy of the HOC that Members who qualify entitled, upon request and presentation of appropriate supporting documentation, to have the per gallon charge for the excess usage [over historical norms for a residence during the period of time when the leak occurred] or [over 16,500 gallons in any one month] reduced to the sum of the total current actual direct and indirect costs per gallon of water incurred by the HOC. Presently under this formula, the cost of excess water usage to qualifying Members would be \$.03 per gallon.
2. Application of Policy. The policy established by this resolution shall apply only in the following circumstances:
 - (a) A Member experiences an actual leak within the Member's internal water supply or external irrigation system;
 - (b) This is the first leak that Member has experienced;
 - (c) The leak was not caused or contributed to by the affirmative acts or negligence of the Member;
 - (d) The Member reports the leak to the Board promptly upon discovery;
 - (e) The Member acts promptly to stem and repair the leak, using a professional outside contractor;
 - (f) The Member has the remainder of the Member's system inspected by a professional outside contractor to determine if there are other areas vulnerable to leaks and, if any are discovered, has those areas repaired;
 - (g) The Member presents documentation from the professional outside contractor attesting that a leak occurred, when the repair was ordered, when the repair was completed, that the cost of the repair has been paid, that there has been an inspection of the remainder of the Member's system for vulnerability to leaks and each area identified has been repaired; and
 - (h) The Member provides evidence that the Member has purchased and had professionally installed a device that will detect a leak and immediately stop the flow of water either to the residence as a whole or the affected portion of the residence or irrigation system. "Flo-Logic" is one such device that may provide such protection; there may be others. However, the HOC makes no claims, representations or warranties about Flo-Logic or any other device.

Members operating under this policy are advised to do their own research and select a device that they believe to be suitable for their use.

3. Effect. This policy is effective as of October 23, 2018, but prospectively only.
4. Waiver. Consistent with the policy adopted herein, a waiver shall be granted, pursuant to Member applications presented to the Board at a regularly scheduled board meeting.

Applicant Must Complete the Following

Date:

Lot Number:

Site Address:

Owner name:

Date, time and duration of leak:

Location and cause of leak:

Plumber/service personnel that repaired leak (*provide copies of invoices, email communication or proof of repair*):

Comments:

HOC To Complete

Current Water billing amount (\$) attributed to leak: \$

Total gallons of water used in one month:

Leak Relief Discount Rate (total gal used - min allowance = gallons overage# X \$0.03): \$

Monthly minimum base billing for 16,500 gallons: **\$85.00**

New total amount owed: \$

Board of Director Approval Date: