

PALMER SUBDIVISION HOA

Irrigation Information 2024

We all share water from a common source. The head gate by the north entrance feeds a 2-stage infiltration gallery to promote settling for improved water quality. It is then distributed to each lot via a pump and a 6-inch underground pipe system. Each lot has an incoming 1-inch line with a shut off valve and a flow regulator. The flow regulator ensures each lot gets the same gallons per minute by restricting each lot's incoming water to 15 gallons per minute. The pressure is set by the pump at 60psi.

This is important information to have during the design and build out of your landscape irrigation system. Make sure any landscaping company doing a build out knows this. **More importantly the valves and regulators are part of the HOA infrastructure and may not be modified or removed.**

Every fall the system will be shut down, requiring each lot to turn their valve off while the main lines are winterized. Each lot will then be required to winterize their own irrigation system. This is customary. Afterwards the incoming valves need to be opened for the winter to prevent any standing water at the valve and regulator. In the spring, just before the main system is turned on, all of the lot's valves need to be turned off to prevent flooding. Then once the main lines are fully charged and purged of air, each lot can turn their valves back on for the watering season.

If during the summer season you have an issue with your irrigation that requires your water be turned off, you can simply turn off your own valve and do whatever repairs necessary.

We have implemented a watering schedule to ensure the consistent availability of water to all. If anyone needs help with programming their irrigation timers, the committee is available to assist with this.

As of now, not many lots are occupied. The water committee is more than happy to get the valves turned on and off seasonally at those lots until build out is complete. Also, in the event someone is out of town or needs assistance with this, the board is always happy to assist.

Sincerely,

Christian Sabia

Water Board Committee