

Meter Installation & Landscaping Notice for “New Homeowners”

Welcome to the Box Elder Creek Ranch community. Please see our website at: <https://sdmsi.com/districts-we-serve/box-elder-creek-ranch-water-company/> for all current information for the Box Elder Creek Ranch Water Company.

The maximum total irrigated grass area allowed is 4000 sq.ft. If your lot was not purchased with a prepaid “tap fee” (\$11,995.00) this fee must be paid prior to service. A water meter set fee of \$645.00 must also be paid to request a water meter installation prior to service. The monthly service fee and any water use over the 22,500 gallon monthly allotment will begin the date of the meter installation.

Mail to: Box Elder Creek Ranch Water Company
c/o Special District Management Services, Inc. Attn: Steve Beck
141 Union Boulevard Suite 150
Lakewood, CO 80228-1898.

For connection to the Water Company service line, your landscapers will typically hand dig down to the level of the bottom of the meter pit and attach to the existing 1" copper line which is stubbed out from the meter pit approximately 10 feet. The 1" copper line can be cut off and your stop and waste valve connected. Your shut off and riser pipe can be installed as close as 3 feet from the edge of the meter pit. Note, the irrigation meter pit has a light purple plastic lid marked “WATER” and is located on one or the other side property line (not to be mistaken for the domestic meter pit with a black fiberglass/plastic lid).

We recommend installing a filter to the main line with a coarse 20-40x grade screen. However you will determine to use or not use the filter which can be done simply by removing the filter element. **The irrigation water is not potable and not treated.** It will contain particulate matter that varies with the season. Note: the use of a filter will require frequent backwashing or removal to clean the filter by the owner.

Your contractor is allowed to open and close the meter pit lid “once” to turn the shut off valve on if it was left off when the meter was installed. **The Owner is otherwise prohibited from accessing the meter pit and can be fined for such.** The meter pit is the property of the Water Company.

The Water Company will turn on the water for you for no charge if we are on site. We cannot make a special trip however without a “turn on” fee.

If you are installing a hydrant or hose bib, you must have completed an application for a hydrant. The Water Company will provide a “non-potable” purple water tag that must be attached to your hydrant or hose bib.

We appreciate your cooperation.

Box Elder Creek Ranch Water Company