

Dobson Place

NEWSLETTER

Water Expense & Our Budget

As many of you are aware, the City of Chandler has increased water rates for users that consume over 50,000 gallons per month. This does not affect most homeowners; however it does have a significant impact on HOAs and commercial businesses.

Starting in May, water rates for heavy users have increased from \$0.83 per gallon to \$1.93 per gallon! Historically, monthly water bills for Dobson Place (May through September) have been between \$4,000 to \$5,000. This means we can expect to see more than double the water expense throughout 2008.

Last fall, the board was aware the City planned to increase water rates, and prudently budgeted for a 50% increase in water. This was one significant line item in the budget that resulted in a slight increase in our quarterly assessments.

What can you expect?

- Our landscape company, Sculptured Earth, closely monitors water usage and provides the board monthly data on gallons used by zone within the community (this was one of the reasons we choose to do business with them).
- The board has asked our landscape crew to reduce the amount of water time for our turf areas. Historically, turf watering time is increased as the temperature rise.
- This will probably translate into grass that does not look very green.
- We have asked Sculptured Earth to closely monitor the common areas containing shrubs and trees. As the plants look stressed, we want to provide enough water to maintain these areas.

Although we have not budgeted dollars to cover the entire predicted increase for water expense this year, the board will continue to examine ways to cover this extra expense by forgoing other line items in the budget. It is our goal to maintain the current assessments for 2008 and reassess the need for future increases in the 2009 budget.

What can you do to help?

- Please report any standing water, broken emitters, or other irrigation problems to the property management company (Renaissance Community Partners), at 480-813-6788. Cross streets and descriptions are helpful to direct the landscape crew.
- Do not empty pools water into the street! The harsh chemicals are not good for the water retention areas and turf. Instead, drain pool water through your water pipes. Visit this website for details:
<http://www.chandleraz.gov/default.aspx?pageid=229>
- Pray for a wet Monsoon season!