

Eldorado Stables Amenity

Our Water System

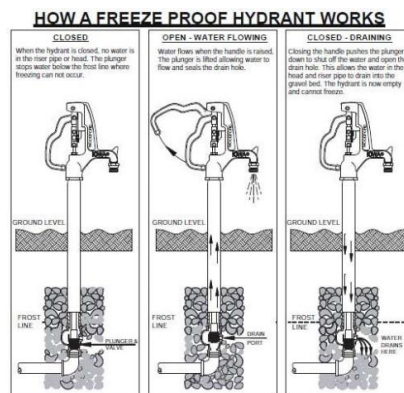
Eldorado Community Improvement Association (ECIA) and Eldorado Stables Barn Owners replaced the water system at Eldorado Stables Amenity during 2019. ECIA is responsible for the installation, maintenance, and cost of all the main lines and their fittings, plus the water meter and remote display at each Barn. Barn Owners are responsible for the cost, installation, and maintenance of the hydrant at their Barn, plus the maintenance of the piping that joins the hydrant to the water meter. We look forward to several decades of use of this system at the Stables, to care for our equine residents.

Operations FAQ

How is my water bill determined? ECIA Maintenance Personnel will read the remote display for each water meter on a designated day (currently the first Wednesday) of the month. The month to month changes in meter readings at a Barn will determine how many gallons the Office will bill each Barn on a monthly basis.

Also, the Stables has an Eldorado Area Water and Sanitation District (EAWSD) master water meter, which shows the total gallons of water used at the Stables. EAWSD bills this amount to ECIA on a monthly basis, which in-turn bills each Barn Owner. You pay for only your share of water to ECIA, which in turn pays the entire bill to EAWSD. So paying your monthly share, reimbursing ECIA is crucial.

How do I maintain my hydrant? New Image Construction recommends that you disconnect your hose immediately after using, to allow proper drainage of water within the hydrant, especially during freezing weather. This also allows the gravel bed at the base of the hydrant to drain, preventing corrosion of the valve at the bottom of the hydrant.



Older hydrants should have their above ground standpipes wrapped with insulation, to minimize freezing, because with aging, rust and pinholes accumulate in the stem. All new hydrants will age, eventually needing this insulating wrap to extend their usefulness. New Image also recommends checking at least quarterly for persistent signs of damp soil around your hydrant.

If my barn has no equines at it, may I shut off my water meter valve and hydrant? Yes, and please notify ECIA and the Eldorado Stable Committee (ESC) if equines are absent from your Barn for a month or more, then again on the return of your equines or the sale of your Barn.

How do I turn off the water at my barn? Your in-ground water meter has a valve, which you can turn on and off yourself. You can buy the tool for doing this, a 4' long key made of metal (sold at hardware stores and Walmart) or borrow one from your Barn neighbors who might already have it. ESC can also assist with this.

When you look at your meter, a knob will be aligned with the water line; this is the "on" position. Set the water key prongs over the knob, then gently turn 90 degrees clockwise to the "off" position (when turned "off," the meter's two Water System FAQ, Page 1 of 3

side tabs--with holes centered in them--will align). If you only partially turn the meter “off” or “on,” water pressure within the line will eventually nudge the valve into a completely “on” or “off” position.



Water “ON”



Water Key



Prongs on Water Key

How do I know if my meter and the remote electronic display are working properly? ESC recommends that you monitor your water usage once a month on both the meter and the remote display. ECIA will also be reading the remote displays once a month to determine your water usage for billing purposes.

The batteries in the remote displays have a life expectancy of 10 years and-- since the unit is sealed--the entire remote display will need to be replaced.

The water meter encoders also have batteries, but these are not sealed. At 19 years, a battery status indicator on the encoder will show an end of life battery icon and will activate a persistent alarm on the remote display.

If you suspect the calibration of the meter is inaccurate, make an initial reading of the meter display, fill a 5 gallon container with water, then cross-check that volume of water with what the meter measured. Any significant discrepancies may indicate a problem. If you find a problem in the remote display or the meter, please contact ESC and ECIA for assistance.



Remote Display for Water Meter

How do I read my meter encoder and the remote display? To read the remote display, which “sleeps” to conserve battery life, tap the concentric circles target on the front of the display to activate the unit. You might need to do this several times to get a feel for the *acoustically* activated switch; or perhaps gently tap the top of the unit with a pen. When activated, a series of messages will show: the third message will be the eight digit gallons reading, e.g. 00115267 (which is actually 001152.67 gallons, the remote display does not show the decimal placement). The gallons reading will then be followed by the serial number of the meter. Finally the remote display returns to sleep. Quick tip for reading: watch for the number beginning with “00.”

To read the in-ground meter, open the well lid, flip up the piece of insulation, open the protective cap, then read the LCD display; the “00” number should match the register, plus have the correctly placed decimal, e.g. 001152.67 gallons. When you are done, recap the encoder, then reset the insulation, fully protecting the encoder and valve from freezing temperatures.

Since the water meter LCD screen is small and four feet down in a well, you might use your mobile phone camera--in photo or video mode with a few seconds delay timer--to create a readable image of the meter LCD. Hold your camera close to the meter (use a selfie stick?), with your camera’s flash on. If ambient light creates glare in the image, cover the well opening with a dark cloth while you photograph.

Water Conservation: Leak Detection FAQ

Does ECIA monitor the main water meter at the Stables? Yes, the main water meter has an EAWSD Water Beacon, which the District monitors. If they detect a leak at the Stables, the District will immediately contact ECIA Executive Assistant Rachel Turnbough via email. She in turn, will contact the ECIA Operations Manager Mike Rogers and the ESC to problem solve.

Who do I contact for emergency shut-off of the Stable water system? You can directly contact the ECIA office 505-466-4248. After business hours you may contact the ESC via its email EldoradoStables@gmail.com or its hotline 505-466-7825.

ECIA Maintenance Staff and interested Barn Owners have been trained in the operation of this water system and how to operate the strategically located main line shut-off valves as well as the shut off valve in the meter at each Barn. ESC can schedule additional trainings as needed.

How do I know if there is a leak in my Barn line or hydrant? Your water meter will register water flowing through it, whether through a leak or planned usage. You can easily read the remote display to see if water is flowing through the meter during non-use periods. Also, if twenty-four hours pass, without one 15 minute interval of *no flow*, the encoder on the meter will activate a suspected leak icon—an image of a water faucet dripping—on its LCD screen, plus send an alarm to its remote display. If you find a significant leak, please immediately shut off your line at your meter, then initiate problem solving. Save water, save your money!

How do I repair or replace my hydrant or line? If your line and hydrant are under warranty, contact New Image Construction. Non-warranty repairs or replacement of your line and hydrant might be done by yourself or your preferred plumber. If you would like assistance, please contact the ESC and check the Stable website, eldostables.com.

Warranty FAQ

This new system, installed by New Image Construction, began functioning on September 16th, 2019. New Image Construction has guaranteed this system for one year, from when the system consistently operated with no leaks detected, which officially began March 1st, 2020. The system as a whole has a life expectancy of 30-50 years, with some maintenance required over the years.

If a Barn Owner has a problem with their hydrant within this warranty period, if it was installed by New Image Construction, they should directly contact New Image Construction, project manager Gabriel Serna at Gabriel_Sernazz@hotmail.com. Claims for damage to non-warranty hydrants--damaged through the installation and start-up of the new water system--should be addressed to ECIA, ESC, and New Image Construction. ECIA and ESC can assist with all Barn Owner warranty claims.

All warranty repair work, plus an estimate of no charge or of the cost, on a Barn Owner’s portion of the Stable water system, should be done with prior consent of the Barn Owner. We understand that a problem in this water system, and its relationship to warranty, often times cannot be fully assessed until the malfunctioning parts are excavated.