



## The Knolls Irrigation Supply: An Owner's Guide

Dear Knolls Community Members,

We are fortunate to be part of one of the best-maintained neighborhoods in the Grand Valley. By living in the Knolls, each homeowner shares in maintaining the aesthetics and supporting our irrigation system. Following the irrigation schedule and maintaining your system helps ensure a healthy, green community.

### System Overview

There are three main components to our irrigation system:

- Pump House – Pumps draw water from the ponds and pressurize the system
- Distribution Lines – Main lines that deliver water throughout the neighborhood
- Individual Systems – Your system, including your main valve, filter, timer, and spigots

### YOU ARE RESPONSIBLE FOR YOUR SYSTEM

The irrigation system is separate from city water. You are responsible for maintaining your irrigation system and any repairs due to leaks, breaks, or freeze damage.

If repairs to your system are delayed and impact the neighborhood system, the Association may complete the work and back-charge the cost to you.

### System Seasonal Overview

Spring – Staged startup of the irrigation system

Summer – Efficient watering during peak demand

Autumn – System shutdown

Winter – Freeze damage may occur; plan for repairs

### System Startup

Startup occurs in three stages and may take several days to weeks, depending on repairs and everyone's cooperation.

**IMPORTANT: KEEP YOUR MAIN VALVE CLOSED** during startup until 'WATER ON' signs are posted.

#### Stage One: Pump House

- Pumps are started and inspected
- Distribution lines are not yet pressurized
- KEEP YOUR MAIN VALVE CLOSED

### Stage Two: Distribution Lines

- Lines are slowly pressurized
- Report leaks or damage
- DO NOT run irrigation during this stage

### Stage Three: Individual Systems

- Open your valve when notified
- Check for leaks, filters, timers, and spigots

### **System Schedule**

The system is designed to support approximately 20 homes watering at one time. Following the schedule is critical to maintaining pressure and avoiding system damage.

### **System Do's**

- Follow your assigned schedule
- Maintain your irrigation system
- Monitor for leaks or issues
- Use water efficiently

### **System Don'ts**

- Do not water outside your schedule
- Do not delay repairs
- Do not run irrigation during startup stages
- Do not leave valves open during startup or shutdown

### **WARNING: Drought Conditions for 2026**

This year brings serious drought concerns across our region. Stricter watering restrictions may be implemented, or water may be shut off in July or August. We will keep members informed of any updates or changes to the watering schedule.

### **Final Note**

Your cooperation helps protect the irrigation system and maintain the beauty and value of our community.