

Irrigation Season Update – The Knolls Master Association (2026)

Spring Greetings, Neighbors!

Welcome to our new residents and a warm hello to everyone at The Knolls. As we begin irrigation season, we want to share important information to help ensure a smooth startup and responsible water use this year.

The Irrigation System Start-Up Process

- Bookcliff Landscaping will begin pressurizing the irrigation system on April 15th.
- Please make sure your main irrigation valve is CLOSED until you see "WATER ON" signs posted at the entrances.
- Turning on your water too early or leaving your valve open can cause system delays.
- Even after water is turned on, there may be temporary interruptions as repairs are completed. We appreciate your patience during this process.
- **Access to Irrigation Easements:** If valves are open and the system cannot be pressurized or there is a line break, Bookcliff Landscaping may access your property without prior notice to inspect for open valves or issues.
 - The Association has access rights to irrigation easements just as utility companies do.
 - Due to the urgency of repairs and system management, we will not be able to call ahead. Please consider this your official notice of access to your property.

What You Need To Do Now:

- Keep your main valve OFF until notified
- Watch for and follow "WATER ON" and "WATER OFF" signs
- Check your property and nearby easements for mushy ground or bubbling water
- Report any issues immediately

Reporting Issues:

Bookcliff Landscaping (Business Hours): 970-242-7769

After Hours Emergency: 970-589-7115

Landscape Liaison (Don Gutentag): 970-260-3526

Important: Irrigation Schedule (See Attached PDF or click here)

- Our system can support only 20 homes watering at one time.
- **Please follow the assigned irrigation schedule carefully.**
- Overuse can cause pressure drops, pump overheating, and system shutdowns
- Common areas are watered outside homeowner hours to balance demand.
- Your cooperation is essential to keep water flowing reliably for everyone.

Warning: Drought Conditions for 2026

This year brings serious drought concerns across our region. We have been notified that stricter watering restrictions may be implemented later in the season or that water may be shut off in July or August due to the drought conditions. We will keep members informed and share any updates or changes to the watering schedule with you.

Water-Wise Best Practices

- Water deeply and less frequently.
- Use the cycle & soak to prevent runoff and allow water to permeate the surface
- Avoid watering in wind or rain
- Mow lawns high—3 to 3.5 inches tall
- Consider aerating your lawns in the spring and fall to improve absorption
- If properly maintained and watered, lawns can go dormant if necessary. Grass (especially Kentucky bluegrass) can go dormant during drought and recover when water returns—brown does not mean dead.

Learn More:

- **Irrigation Water Manual for the Knolls is posted to the website. Email us to request a copy (admin@cic-hoa.com), or download from the Association's website: <https://www.knllsmasterhoa.com/>**
- <https://extensin.colostate.edu/resource>
- <https://engagement.surce.colostate.edu/colorado-lawn-care-best-practices/>
- <https://extensin.colostate.edu/topics/garden-lawn-care/>

Final Note

Irrigation start-up is a process, and this year brings added challenges. With your cooperation and a shared commitment to conservation, we can work together to maintain our community as beautifully—and responsibly—as possible.

Thank you!