



Pla-Vada Community Association
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Pla-Vada Community Association Water Meter Policy

Adopted by the Board of Directors Part I effective March 1, 2004 Part II effective January 1, 2019

Water Meter Requirement Policy

The board recently approved two motions requiring water meters. The California State Water Code (Section 500, item 532) requires all new water services connected under the control of a purveyor (Pla-Vada) must have a water meter.

Part I: Effective March 1, 2004

Water meters are required on all new construction as of March 1, 2004.

The Association will furnish the water meter to be installed by the homeowner's contractor at the time of connection into our water system.

As stated in the Builders' Handbook, the Caretaker must inspect and approve the contractor's installation before backfilling.

Part II: Effective January 1, 2019.

Installation of water meters will be required on all improved, currently unmetered properties in Pla-Vada, in addition to all new development.

The Association will purchase all meters needed installation and will supply parts necessary for connection to Pla-Vada's system.

Existing homes:

As of January 1, 2019, Pla-Vada will begin installing water meters on all properties that do not currently have a water meter.

Pla-Vada will provide and install all meters.

Installation of water meters will occur over a ten-year period according to the schedule provided in Table 1.

Members will be charged \$700 on the next dues statement once the install is complete.

Owner's may choose to have their meter installed by a licensed plumber. The owner's contractor must

contact the Facilities Manager for connection information and must follow all specifications regarding meter installation. The meter will be provided and a \$75 inspection fee will be collected on the next dues statement.

Sale of a Home:

Water meters will be installed as a condition of escrow on houses that do not currently have meters.

Pla-Vada will install the meter. A \$700 fee will be charged on the next dues statement.

As above the owner may choose to have a licensed plumber do the installation.

Properties that incur a change of ownership other than outright sale, or otherwise change any part of the existing water system will be prioritized for installation as follows:

Transfer in ownership or interest in the property.

Change of ownership on the deed selling or transferring a portion to another partner/investor

Remodeling of the house to an extent of more than 50 percent of the assessed valuations as determined by Nevada County.

Repair or replacement of all or part of the water line.

An inspection by the Association indicates reasonable cause. This includes:

A leak in any part of the water line that results from damaged or deteriorating lines and/or fixtures (valves, drains, etc.) as determined by the Facilities Supervisor. If a leak results in free flow of community water, the water to the dwelling will be turned off until a water meter/valve is installed. The owner will be billed on the next dues statement for water meter replacement and repair costs incurred to stop the leak per the existing fine policy.

Upon determination from the Association's Facilities Supervisor that placement of water meters is required for the protection of the community water supplies

Table 1

The schedule for installation of water meters on lots with existing homes. Work will begin with homes on Aspen Court in June 2019. An updated list will be provided in October and in April of each year.

Aspen Court	Red Fir	Tamarack Crescent (L)	White Fir	Hemlock court	Manzanita Terrace	White Thom Way	Juniper Way	Jeffrey Pine Drive	Jeffrey Pine cont.	Tamarack Crescent (U)	Tamarack Crescent cont.	Conifer Drive	Conifer Drive Cont.	Conifer Drive Cont.	Spruce/Willow Court
168	302	3	315	186	292	351	77	239	286	74	123	15	226	56	195
171	311	4	317	188	298	352	78	240	336	75	126	25	228	57	196
173		6	319		300	321	79	241	338	76	127	26	229	60	199
179		7	325				80	246	340	148	128	28	230	63	201
180		11	326				81	247	342	152	129	30	231	65	203
181		12					82	253	344	158	131	31	234	66	
		13					83	260	346	163	133	34	235	68	
		101					84	262		164	137	35	40	70	
		103					347	265		167	141	36	41	221	
		105					348	267		114	147	37	44		
		107					1	268		116	90	210	45		
		108								117	91	213	49		
		110								118		215	50		
		111								119		217	52		
										120		218	54		

Updated October 20, 2018