PINERY PIPELINE NOVEMBER 2026

Please join us at our District Office for our monthly Board Meetings typically held at 6:00pm on the 3rd Wednesday of each month. Our Upcoming Board Meetings will be held at 6:00pm on Wednesday, November 18th and December 16th.

From your Board of Directors

There is a major change coming to Pinery water rates starting January 1. 2027!

Your Water District board has decided to implement a Water Budget-based system for billing. This system allows for 5,000 gallons indoor use each month at the lowest rate of $2.82 per 1,000 gallons. It also allocates outdoor use, from April through October, by customer lot size. Anyone can find the area of their lot by looking at their annual tax bill or by visiting the Douglas County Accessor website. https://apps.douglas.co.us/assessor/web/#/. Simply input your street address in the search bar. The allocation per month is based on the size of your lot and seasonal plant needs. Your monthly budget for the entire year will appear on each monthly invoice starting in January, so you will always know how much water to use to keep your bills low. To stay at the lowest possible rate, customers must stay within their budget.

The Board will host a Public Meeting to hear feedback on this new rate structure and the proposed 2027 District Budget on Wednesday, November 18, at 6 PM in the District office. I encourage you to attend. If you can't make the meeting in person, a virtual option will be available and posted on the District website three days prior to the meeting.

Please see the following pages for some frequently asked questions about water budgets. For additional information about how the proposed water budget system works, how your water budget may be calculated, and how it could affect your water bill, please visit the District's **Water Budget FAQs page**.

Best Wishes for this holiday season!



Walt Partridge,

Board Chairman, Pinery Water and Wastewater District

HOW IS MY SUMMERTIME WATER BUDGET CALCULATED

1) Step One – Determine your Irrigable Area (**IA**), which is considered to be 30% of your lot size. To find your irrigable area, multiply the square footage (sf) of your lot by 0.3. The maximum irrigable area is 13,000 sf.

2) Step Two – Multiply the Irrigable Area (**IA**) of your lot by **18.1.** This is the amount of water in gallons Kentucky Bluegrass needs per square foot of area in one growing season. This is your annual Outdoor Water Allowance (**OWA**)

3) Step Three– Using the table to the below, multiply the gallons from Step Two by the monthly percentages to find the **OWA** for each month.

4) Step Four – Your Total Water Budget (**TWB**) is the indoor allotment of 5,000 gallons plus the monthly **OWA** found in Step Three.

Consider a lot that is 0.25 acres, or 10,890 sf, in size. What is the outdoor water budget in July?

Step One: IA = 10,890 sf x 30% = 3,267 sf

Step Two: IA x **18.1** = 3,267 sf x 18.1 gallons per sf = 59,133 gallons

Step Three: **OWA** = 59,133 X 20% = 11,827 gallons

Step Four: TWB = **5,000** + **OWA** = 5,000 + 11,827 =16,827 gallons



Month	% of annual OWB	Monthly OWB for this 0.25 acre lot (gallons)
January	NO WATER BUDGET	
February		
March		
April	13%	7,687
May	15%	8,870
June	17%	10,053
July	20%	11,827
August	17%	10,053
September	12%	7,096
October	6%	3,548
November	NO WATER BUDGET	
December		
Total	**100%**	**59,133**

OFFICE CLOSURE

Our office will be closed November 26th and 27th for the Thanksgiving holiday. Please call our after-hours line for emergencies, (303)841-2797 ext. 9.

Pinery Water and Wastewater District Contact Information:

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Parker, Colorado 80134
(303) 841-2797

www.pinerywater.com
information@pinerywater.com

For after-hours emergencies,
(303) 841-2797 EXT 9