

8/30/2022

To CHHOA Members:

The Board has been asked many different questions regarding the projects with the CICWCD for expanding the water tank storage capacity and the Fire house/helipad project. We decided that it would be highly informative to the membership to summarize these questions and answers in one accurate fact sheet. Please find below a summary of these questions and answers and review it to see if yours are answered.

- 1) How is Water managed for cedar highlands? The CICWCD operates water tanks between 80-100% capacity in all their district. Particularly in Cedar Highlands with the amount of fuel in the surrounding area they try to keep the tank full in the event of a fire. According to State Code the District must meet capacity and source requirements to satisfy fire flow and water supply. The current well on the mountain in the meadow has not had to be turned on since the drought started 3 years ago. All water supply has come from the springs. Their ability to supply water to other locations on the mountain will be tied to source availability (think spring flow, or wells).
- 2) Why a 500,000-gallon tank? The District Engineer has determined that a 300,000 gallon tank would be sufficient for the subdivision at build out. However, given the location for wildfire and the price being not that much more it was upsized to 500k. We will still use the lower water tank which is an additional 160,000 gallons
- 3) How will this tank be paid for? CICWCD has applied for and received a low interest loan and grant to fund infrastructure projects.
- 4) Why did Linford trade land outside the HOA for the water tank currently in the upper meadow? Linford did this because he has property in Cedar Highlands and to potentially develop property outside the subdivision. To which he would have to move the tank to a higher elevation.
- 5) Will Linford fill the tank with water from the Cedar Highlands Springs? No, Linford has additional water rights and springs on his property he will use to fill this tank.
- 6) If our well is needed to supplement tank levels, the issue in the past has been the smell of the water due to high iron content, what will happen to our water quality? In 2019 the District installed a treatment system located at the pump house in our meadow to insure if that well is used there will be no odor to the water.
- 7) Will our water be used for Cedar City? The answer is not likely. The sources of spring flow would not likely justify building a waterline to Cedar City.
- 8) Fire protection , will the tank be used as a resource for fire protection.? Yes, In addition I have requested additional fire hydrants for Cedar Highlands as part of this deal and Paul Monroe has agreed to look at it, it is highly probable but not finalized yet. We have to few fire hydrants in the community which has made for some it impossible to get homeowners insurance, and the homeowner costs for insurance for those that have it are higher. Additional Hydrants, a fire house/helipad would drive this cost down.

- 9) Will this project and a fire house lower my insurance rates? YES
- 10) Maintenance, Repair, cost of upgrade and improvements all paid by the CICWCD thru their budget, no capital improvement fees.
- 11) What has CICWCD done for us? Over the past 4 years They have invested approximately 1,000,000.00 in our water system to maintain the quality and quantity of water needed for our community. That is approximately 6000.00/lot. Because of that investment they have more and better collection areas that increased the capacity and recovery from the springs
- 12) Why do we need to redefine the boundaries? CICWCD has installed fencing to keep the cattle and people out of the spring collection areas, the easement redefines the boundaries of these areas to those fence lines. This can be viewed by visiting the upper meadow and looking at the map.
- 13) Why did the HOA deed the water to CICWCD? The HOA failed at being able to maintain the water system, repairs, and quality of drinking water required to service the HOA.
- 14) Does each member have individual water rights? The answer is no, they were deeded away in 2011. A proper vote by 2/3 of the membership allowed this to happen. The current board has confirmation of that vote.
- 15) When will all this take place? The intention by CICWCD is to begin this construction next spring.
- 16) Will there be a vote on this at the Annual picnic? No, CICWCD and the Board agreed to hold off on a vote until the final location of the new water tank can be confirmed so a proper description and agreement can be finalized before asking you to vote. The CICWCD will be at the annual picnic to answer any questions and further explain this project.

These are the questions and answers to date. If you have additional questions please submit them to the [board@cedarhighlandshoa.org](mailto:board@cedarhighlandshoa.org). Our goal is to make sure you have answers to all your questions. The latest agreement and updates to the map showing the tank location are added to the web site once finalized with CICWCD.

Thank you for the questions, we look forward to seeing you at the annual picnic.

Sincerely,

Cedar Highlands HOA Board