



WATER BILLING EXPLAINED

June 2026

History

Originally, water and sewer costs were included in the Association's monthly assessment because the City of Santa Fe billed the community through 36 cul-de-sac master meters.

Sub-Meter Billing System

In 2005, the membership approved an amendment to the Covenants authorizing non-uniform monthly assessments. This paved the way for the installation of individual water meters at every home. Since then, each homeowner has paid only for the water used, as measured by their home's individual meter.

The City reads their 36 master meters sometime during the third week of each month. Since the City does not follow a fixed schedule, the exact reading date varies from month to month. The Association reads all 442 individual residential meters between the 18th and 20th of each month.

Over the course of two years, beginning in 2023, the Association replaced approximately 410 of the existing meters with Neptune's Mach 10 Ultrasonic meter. This meter has no moving parts and retains meter reading data, recorded by the hour, for 96 days. Having access to this information is very helpful in answering questions and resolving issues around water consumption.

Sewer Charges

The City calculates each property's annual sewer charge based on the average monthly water consumption during the non-irrigation months of December, January, and February. The revised sewer rates appear on the City's August bill and become effective with the Association's billing beginning September 1 of each year.

Reading Individual Meters

The Association subscribes to the remote meter-reading service provided through the water meter manufacturer. Each month, staff drives through the community with a wireless transceiver that automatically receives the readings transmitted by each residential meter.

After all meters have been read, the data is uploaded to the manufacturer's secure portal for processing. The software compares the current reading with the previous month's reading and calculates each home's water consumption for the billing period. The monthly report includes each meter's current reading and the number of gallons consumed since the previous reading.

Water Billing

The Association uses a custom-built Excel application to allocate the City's water charges to individual lot owners. The program combines:

- Water billing information from the City of Santa Fe.
- Consumption data from the 442 individual residential water meters.

Each owner's water charge is then calculated based on the actual gallons consumed during the billing period.

Non-Residential Water Charge

In addition to residential water usage, the City's monthly bill includes water used for common area irrigation, maintenance activities, and any water lost through leaks.

The total water consumption recorded by the City's 36 master meters represents the Association's overall water usage for the billing period. The total consumption recorded by the 442 individual residential meters represents the water used by homeowners during approximately the same period.

The difference between these two totals represents non-residential water consumption, which includes common area irrigation, system losses, and other Association water use. The cost of this non-residential consumption is shared equally among all 442 lots, with each owner paying 1/442 of the total non-residential water cost. This ensures that common water expenses benefiting the entire community are distributed fairly among all property owners.

Contact the Manager's Office with any questions about your water billing at 505-471-8809.