

NOTICE TO OWNERS

JULY 10, 2023

SQUARE BUTTE RANCH WATER SITUATION

URGENT

Over the past year owners have been asked to limit their monthly water consumption to their unit's 1/48th allocation of our well's net household production for that month. Although there are a few owners who ignore these requests and continue to draw water at as much as 10 times their unit's allotment month to month, most owners have taken the responsible course and consciously cut down on their water use.

Owners should be aware that our current rate of use cannot necessarily be satisfied with trucked-in water indefinitely notwithstanding the willingness of some owners to pay for it as an alternative to water conservation. We have recently had considerable difficulty obtaining trucked-in water at any cost due to the water needs of the large pipeline installation in our area. Should our well be over-whelmed by demand and water trucks not available to back fill our needs, the Province will shut down our water distribution system until trucked in water becomes available again. This is obviously a situation that will impact owners adversely, particularly townhouse owners who have no cisterns to draw on.

There are some reasonably easy and inexpensive ways to address this peak use problem.

1. Acreage owners whose cisterns are equipped refill based on a low-level setting can install a float-type refill system (similar to the refill systems on most toilets) so that their cisterns will replace used water in smaller amounts continuously rather than all at once when their cistern is nearly empty.
2. Acreage owners can install a valve in their systems that can be adjusted to limit the rate of flow into their cisterns and prevents surge draws following showers, use of dishwashers and use of washing machines.
3. Townhouse owners can install small cisterns (say 200 gallons) with flow restriction valves such as those described in 2. above.

Owners are encouraged to contact either of the following two board members.

Steve Banzsky (sbans@telus.net / 403-818-9037)

or

Andrew Thompson (tomous72@gmail.com / 403-614-4274)

both of whom are experienced with water systems such as the one we use and will be happy to look at individual units and make recommendations to their owners.

Owners have been advised that the potable well-water available at Square Butte Ranch is a variably scarce commodity. Our well cannot supply all demanded water on a consistent basis for a number of reasons and we have thus had to resort to trucking in water to back fill low water problems – which is not only expensive and must be charged back to over-users but also puts stress on our interior roadways and treatment plant. Many owners may not be aware that stringent regulations are imposed by the Province on community water treatment systems and when our well becomes over drawn to a certain level these regulations require us to shut down production and undertake costly testing to bring it back on again.

Many owners will additionally be surprised to learn that, notwithstanding that the production from our well and treatment plant varies month to month and year to year, in most if not all months the well actually produces sufficient water to satisfy all actual monthly use and more.

The problem is that the rate of well production is exceeded by the rate of water drawn during peak times, notwithstanding that all acreage units have cistern storage of at least 1000 gallons (townhouse units do not currently have cisterns of any size and instead draw all their water directly from the treatment plant). In other words, the problem is less one of having insufficient water production as it is one of having a rate of use that overwhelms production at peak times.

As we continue to look at the possibility of bringing new wells into production/distribution -- and budget for the cost of doing so -- we must be mindful of this very important surge demand problem. The condominium corporation must therefore also look into the feasibility of taking steps to reduce the flow of water to units where owners are not prepared to do this voluntarily and continue to exceed their monthly water allotments and rely on the hope that trucked in water will always be available for them.