Stone Creek Water Conservation Group

We are a group of concerned residents who want to provide our neighbors with information and assistance on how to conserve water in and around their homes.

BOD Meeting September, 2024

What the HOA can do to address the water use problem in the managed neighborhoods and common areas

Q. What does the Water Conservation Group see as a problem?

A. The water use in the managed neighborhoods and common areas is excessive and well above the recommended use levels (Bay Laurel, etc.)

Q. What are the managed neighborhoods and common areas in SC?

A. The neighborhoods of garden homes, villas and areas where residents do not control the irrigation. There are 600+ "managed homes" with a plan to go to 800 at completion.

Q. How does the Water Group know the water use is excessive?

A. From water bills, the HOA budgets and standards and goals set by water utilities and other knowledgeable sources.

Q. Does the Water Group have a plan that it could recommend to the HOA?

A. Yes. We are following plans that have been used by other communities that have become "success stories." It will follow and we will offer our services to help implement it.

Q. How will the HOA pay for the plan?

A. The HOA can budget money over the next several years, and we believe the money saved on water bills will more than offset the expenses.

In early 2023, we started working with Nottingham (by invitation). After studying the situation, meeting with residents, BrightView, and lots of research, we proposed...

Some suggestions from the SC Water Conservation Group...

- Our common areas might benefit by upgrading to "smarter" new controllers. (Up to \$20,000.00 through the Southwest Florida Water Management District's WISE program may be available for upgrading our system to a HydraWise)
- ∨ Explore Bay Laurel's past proposal to provide up to \$75,000 in Santa Fe for up to 75,000 sf of turf replacement. Bay Laurel is still interested.
- ∨ Improve the system of 30-day battery pack watering for new homes
- Consider modifying the irrigation packages (number of sprinklers used for managed homes)
- Help residents take advantage of Bay Laurel's incentive programs such as turf replacement, controller replacement, etc.



Longleaf Hunter ACC Controller



Longleaf Hunter ACC Pedestals



Nottingham Hunter ACC2 Controller.



Nottingham Hunter ACC2 Pedestal.

∨ Have Hunter/BrightView make managed area master controllers secure so homeowners cannot break into them.

Nottingham Irrigation Water Cost Analysis - 2023

Billing Month	NHC-IRR Billed Amount	NHD-IRR Billed Amount	Total Cost	Cost per Lot	Ratio NHD-IRR to NHC-IRR	NHC Leak?	NHD Leak?	Estimated Wasted Water \$
January	\$1,848.91	\$2,290.67	\$4,139.58	\$31.12	1.24	N	N	\$0.00
February	\$1,446.20	\$3,492.25	\$4,938.45	\$37.13	2.41	N	Y	\$1,711.42
March	\$1,380.59	\$2,511.06	\$3,891.65	\$29.26	1.82	N	Y	\$811.02
April	\$2,234.87	\$1,871.49	\$4,106.36	\$30.87	0.84	Y	N	\$737.34
May	\$4,108.46	\$2,000.43	\$6,108.89	\$45.93	0.49	Y	N	\$1,489.28
June	\$3,656.33	\$3,114.84	\$6,771.17	\$50.91	0.85	Y	N	\$1,182.03
July	\$2,840.92	\$1,714.44	\$4,555.36	\$34.25	0.60	Y	N	\$1,076.51
August	\$3,854.13	\$2,191.84	\$6,045.97	\$45.46	0.57	Y	N	\$1,452.51
September	\$3,663.49	\$3,202.03	\$6,865.52	\$51.62	0.87	Y	Y	\$1,144.24
October	\$2,344.49	\$6,377.86	\$8,722.35	\$65.58	2.72	N	Y	\$3,490.88
November	\$2,332.77	\$2,688.75	\$5,021.52	\$37.76	1.15	N	N	\$0.00
December	\$950.69	\$1,238.40	\$2,189.09	\$16.46	1.30	N	N	\$0.00
		2023 Total	\$63,355.91	\$476.36	1.07		Total	\$13,095.23
				Average w/o Leaks	1.23		Total	20.67%

Fixed Monthly Costs - No H2O		
NHC	\$98.06	
NHD	\$192.98	
Total	\$291.04	

Ave Monthly \$/Lot	\$39.70	2024 Budget	\$32.33
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Mos. of 2023 Data	12
Number of Lots	133

NHC = 73 connects
NHD = 78 connects
NHD/NHC = 1.07

Comparisons by Year Total					
2020	2021	2022	2023		
\$104,301.05	\$80,743.36	\$139,854.78	\$63,355.91		

Nottingham results as of today...

BrightView installed 2 smart controllers

Residents (Landscape Committee) work with HOA and BrightView

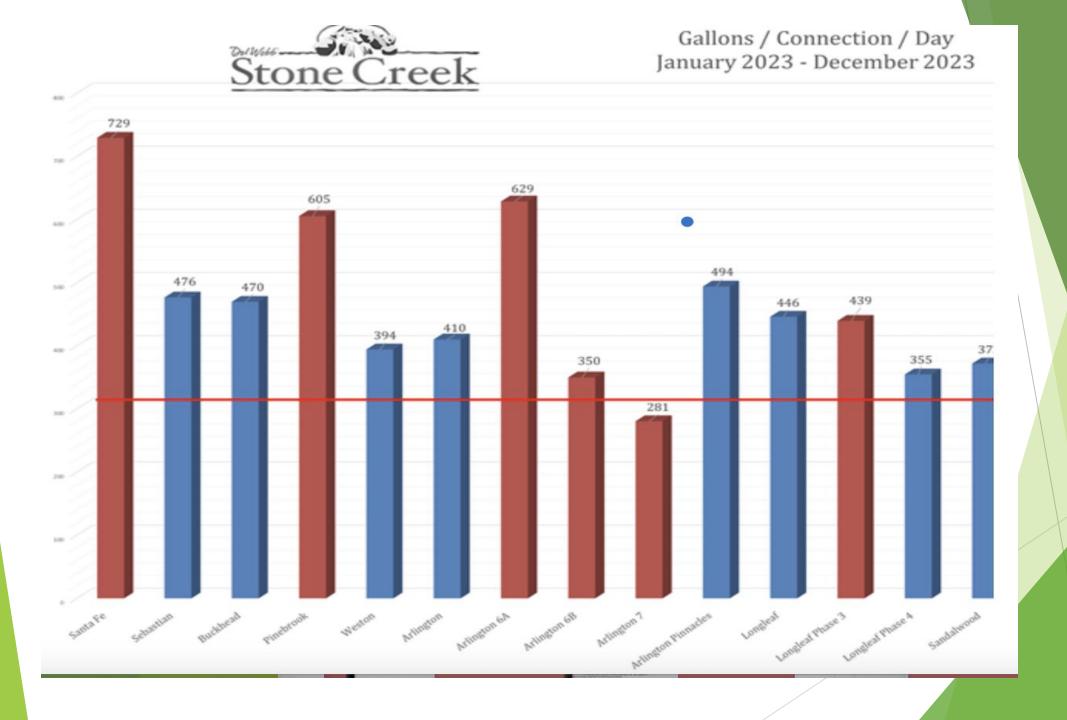
Water bill in 2022 was about \$140,000 and in 2023 about \$64,000

Water Use by Neighborhoods with Information Provided by Bay Laurel Water Utility

Red Line on the following charts represents recommended water use. 301. 5 gallons is equal to 150 per capita with 2.01 persons per household.

Red Bar on the graphs on the following charts represents the managed areas-note the increase since 2019 as managed areas have come online

Bay Laurel charts show use by connection, not necessarily indicative of entire neighborhoods. For example, there are 49 connections in Santa Fe but approximately 80-90 total homes.



Water (and Sewer) Totals for 11 Years-2013-2023

Garden Homes

Budgeted \$1,129,000 Actual \$1,732,000 Deficit \$603,000

Villa Homes

Budgeted \$679,000 Actual \$980,000 Deficit \$301,000

HOA (Common) Areas

Budgeted \$1,440,000 Actual \$2,200,000 Deficit \$760,000

Total Spent for 11 Years-\$4,914,000

The SC Water Conservation Group recommends that the HOA should begin a program in 2024 that will conserve water and money in the managed and common areas. This will also move Stone Creek more into compliance with Bay Laurel Water Utility and EPA Guidelines.

How can we do this?
Start small with something simple and show success

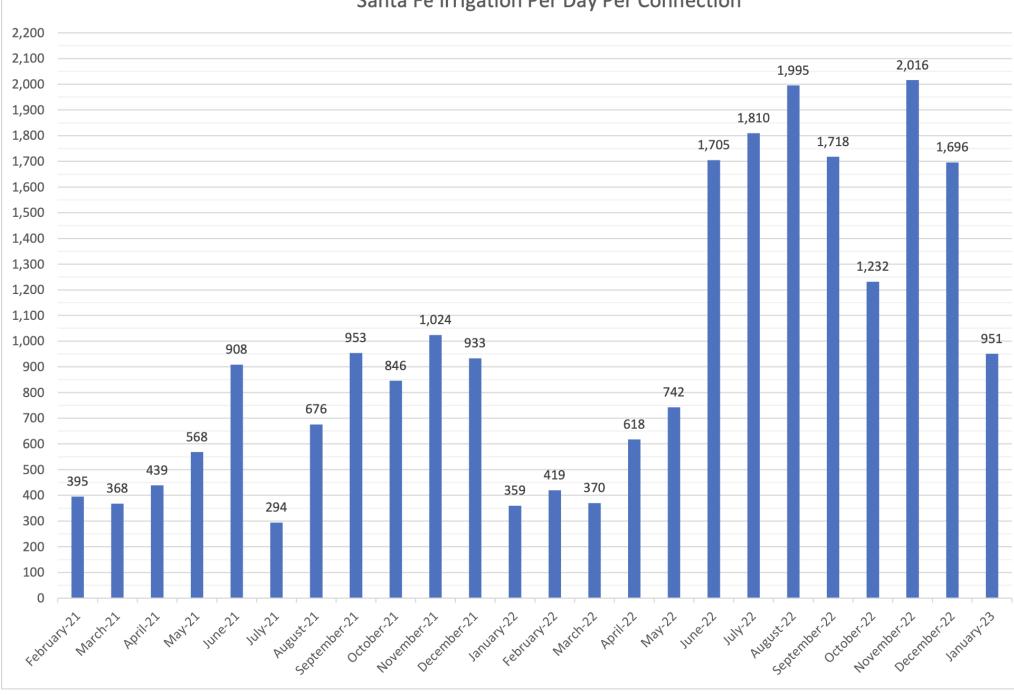
- 1. Sante Fe Neighborhood (oldest and smallest of the managed areas, highest user of water in Stone Creek)
- 2. Have an irrigation audit done by an outside professional
- 3. Agree on an improvement plan (scope of work)
- 4. Get bids for the work
- 5. HOA selects company and has work done
- 6. Apply for a WISE grant reimbursement.



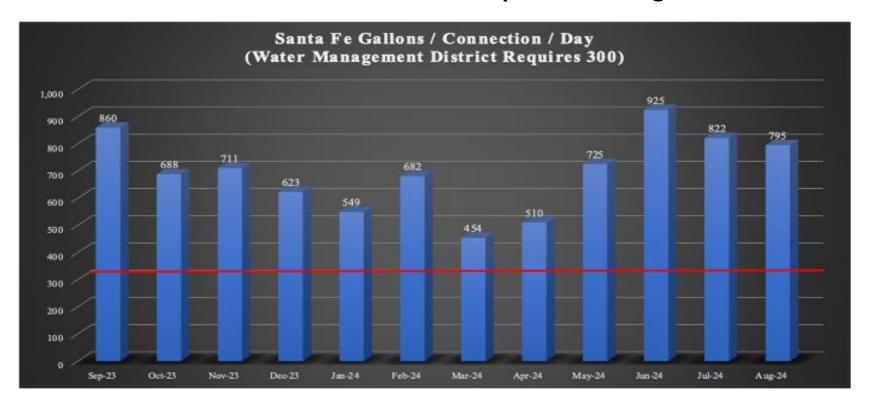
WISE Program Applicant Handbook

The WISE (Water Incentives Supporting Efficiency) Program's purpose is to financially incentivize water conservation projects for non-agricultural water users. This supports the District's mission to ensure the public's water needs are met and the District's strategic goal to enhance efficiencies in all water-use sectors to ensure beneficial use. WISE is a 50% cost share (grant) program with up to \$20,000 of District funds per project.

Santa Fe Irrigation Per Day Per Connection



Sante Fe Water Use Chart: Sept. 2023-Aug. 2024



The average for the past 12 months is **695 gallons per connection per day**; the previous year's averages are

- **•2023 729**
- **•2022 981**
- **•2021 635**
- **•2020 866**
- **·**2019 **–** 902

Note: The more water used each month, the more expensive it gets per gallon.

Residents will often blame BrightView for irrigation problems.

Are they deserving of the blame?

Things to consider:

- 1. These problems with water use have been here before BrightView came.
- 2. Look at what they were hired to do...look at their contract... It is on the First Service Residential website
- 3. BrightView is responsible for keeping the irrigation running properly... but are they responsible for conserving water?
- 4. Whether it's Landcare, BrightView, ABC Landscape...conserving water will always be our responsibility (HOA and residents)

Q. Can these water use problems be resolved?

A. Yes. We can save water and save our money with some rather simple solutions.

Q. Have other communities like ours reduced their water usage?

A. Yes. We have researched other community projects and spoken to some who have achieved substantial savings.

Q. How could we get started?

A. The HOA can approve the work on Sante Fe. See what happens with the water usage. Then, budget money over the next several years to audit and then resolve all the other managed areas.

We believe the money saved on water bills will more than offset the expenses.