

# SIERRA VERDE RANCH WELLS

## ACCESS REQUEST FORM

While we do all we can to respond to emails quickly, we are not available 24/7, weekends or holidays to respond to emails. Please be patient, we will handle this request as promptly as possible.

DATE: \_\_\_\_\_ NAME: \_\_\_\_\_

SVR LOT# \_\_\_\_\_ PARCEL # \_\_\_\_\_

PARCEL ADDRESS: \_\_\_\_\_ MAILING ADDRESS: \_\_\_\_\_

PHONE# \_\_\_\_\_ EMAIL \_\_\_\_\_

### HELP US MEASURE AND DETERMINE WELL USE AND NEEDS:

Are you a full-time resident? YES \_\_\_\_\_ NO \_\_\_\_\_

Do you currently use the wells? YES \_\_\_\_\_ NO \_\_\_\_\_

Which well do you or do you plan to use primarily? Anvil Rock Well \_\_\_\_\_ Jolly Well \_\_\_\_\_

Marking this does not mean you have to use this well exclusively; it simply gives us an idea of which well is being used most. Once access is given to you for the well, it is for both wells, we do not need to be notified of which well you intend to use.

### ACCESS REQUIREMENTS

#### WE WILL NEED CLEAR PICTURES OF EACH OF THE FOLLOWING:

#### PICTURES ATTACHED

GENERATOR: 7500 + running watts. Not starting watts.

YES \_\_\_\_\_ NO \_\_\_\_\_

: NEMA L14-30 PLUG (Power cord is at well)

YES \_\_\_\_\_ NO \_\_\_\_\_

WATER HAULING SYSTEM: Truck, trailer, totes

YES \_\_\_\_\_ NO \_\_\_\_\_

#### WE WILL NEED THE ATTACHED 2 FORMS SIGNED, DATED AND RETURNED

#### DOCUMENTS ATTACHED

RULES AND REGULATIONS (updated 07/18/2022)

YES \_\_\_\_\_ NO \_\_\_\_\_

WHITE SHEET (updated 07/18/2022)

YES \_\_\_\_\_ NO \_\_\_\_\_

#### YOU WILL NEED A SMART PHONE TO ACCESS WELL:

WHICH PHONE DO YOU HAVE ANDROID \_\_\_\_\_ IPHONE \_\_\_\_\_

While you will need internet to download the application to access the lockbox, you will not need internet to use the app at the well. Your phone will automatically find the lockbox and talk via Bluetooth. It is very simple.

Upon receipt of all of the above, if everything is approved and the management company confirms you are in good standing with the POA, we will email you very detailed, easy to follow instructions on how to download the app, register on the SVRWELLS account and gain access to the wells. The entire process, once approved, should only take minutes and you will be good to go.

Please Return all of the above via email @ [SierraVerdeRanch@WeAreVision.com](mailto:SierraVerdeRanch@WeAreVision.com)

Or Mail: SVR POA % Vision Community Management, 16625 S. Desert Foothills Pkwy, Phoenix, AZ 85048

If you need assistance or clarification of the access requirements, or well location, information, etc. please visit the SVR website, the "WELLS" page at the [Sierraverderanchpoa.net](http://Sierraverderanchpoa.net) website. If you still need assistance, simply click on the "contact us" page, then "Wells question". We will get back to you as soon as possible.

**Rules & Regulations regarding the Use of Sierra Verde Ranch (SVR) Community Wells  
Acknowledgement Confirmation by Property Owner(s)  
07/18/2022**

- 1) Be in good standing: Community well sites are the Property of SVR Property Owners Association (SVRPOA). Only Property Owners in good standing (current on assessments, no unpaid fines owed to the POA & no current CC&R violations), with approved equipment, may access the wells.
- 2) Generator size: For SVR well use the generator size must be 7,500 continuous/running watts (not surge/starting) or larger, with the plug configuration going into your generator a NEMA L14-30 (male). Proof of ownership of acceptable generator will be required before access will be given to the owner.
- 3) Water hauling: Water shall be transported via truck, tote, trailer or other non-pipeline means. The maximum height of the tallest part of the hauling system shall not exceed 9'. Construction or use of pipelines to any parcel from SVR wells is strictly prohibited. Owner must show water-hauling capabilities before access will be given to the owner.
- 4) Smart phone: Well access is via a Bluetooth lockbox system. An owner must have a smart phone with Bluetooth capability to access the wells lockbox. Upon authorization to access the wells, the owner will receive instructions on how to download the app and register to the SVRWELLS security system. The lockbox registers user history directly to the management company and the well manager. Thru this system we can monitor who and when the wells are used & suspend access immediately if user is found violating any of the rules & regulations or no longer in good standing with the POA. Internet service is required to download the app, internet is NOT required at the well to use the system.
- 5) Well access authorization renews annually: Every March, well manager will confirm with Management Company that the owner is still in good standing. If so, authorization will continue. If not, owner will receive a 30 day notice to correct or comply, after that, access will be suspended until owner back in good standing.
- 6) 4,000 gallons/month: No Property Owner may withdraw more than 4,000 gallons of water per calendar month without the prior authorization of the SVRPOA Board of Directors. Authorization would be for a one-time emergency need.
- 7) 3 hours per week: No Property Owner may withdraw water from the wells for more than 3 hours per week.
- 8) Domestic use only: Water drawn from the wells may only be used for domestic purposes. Per SVR CC&R's, water is not to be used for tree/plant watering, landscaping, irrigation, etc.
- 9) Water not to be sold or transported off SVR: SVR well water is provided for the personal use of SVR Owners only and only to be used within the confines of their property at Sierra Verde Ranch. The water drawn from the SVR wells may not be sold or given to any other person or entity.
- 10) Use of the wells is subject to: All applicable Federal, State, and County laws and regulations. At any given time, changes could happen that may affect and alter the conditions set forth in the Well Registrations, as well as the Well Rules and Regulations promulgated by the SVRPOA via the Board of Directors. Whenever possible, prior notice will be given to users, when changes to rules and regulations occur, which could affect owners use.
- 11) Drain after use: You must open the standpipe drain valve to drain the standpipe after pumping water (obviously you will need to close the valve before pumping). This is necessary to prevent freezing and rupturing the piping in winter.
- 12) Unplugging generator cord: To avoid causing the pump to arc, unplug your generator by pulling on the PLUG, not the cord.
- 13) Users log: Property owner will fill out the "USERS LOG" at the well, showing date, name, lot# and # of gallons pumped every time well is used. THIS IS AN ARIZONA DEPT OF ENVIRONMENTAL QUALITY (ADEQ) requirement. Failure to do so, could jeopardize well use for entire POA.
- 14) Lock up well after every use: The last person showing use of the well can be held liable for damages. In order to protect your well use privileges and not be responsible for other users abuse, make sure to completely close down and re-lock well after use, even if someone else is waiting in line, let them log in with their own access.
- 15) Report abuse & help us take care of your property: If you see someone with wrong size generator, abusing well in anyway, not following rules, not filling out users log or asking to use your access authorization - please try to find out who they are, then contact us via email with as much information as possible.
- 16) Cost of repairs: If it is determined that ONE owner damaged the well, the cost of repairs to the well shall be assessed to that owner. If not paid, this will cause an owner to not be in good standing with the POA & use could be suspended.
- 17) \$100 fine: Each violation of these Rules and Regulations or any other unauthorized use of the wells shall result in a fine of \$100.00 for each incident and assessed to the owner. If not paid and/or repeated violations occur, this will cause an owner to not be in good standing with the POA & use could be suspended.
- 18) Signature is agreement for all owners: Signature below confirms that all property owners related to this lot will adhere to the above rules and regulations. It is further understood that anyone not adhering to these rules understands that their well use privileges can be revoked immediately and for an indefinite time.

---

OWNER NAME / SIGNATURE

---

DATE

---

SVR LOT #

## WELL WHITE PAPER

Updated 07/18/2022

REVISED JAN 2016 ARIZONA REVISED STATUTES (ARS) TITLES 45 and 49 APPLY ADEQ ENGINEERING BULLETINS NO. 8 and 10 provide design parameters:

· **CURRENT WELL RULES AND REGULATIONS:** Limit owner well access to 3 hours/week and 4,000 gallon per month. "Free of charge" statement is misleading. The association does not provide (to any owner) a 7.5 KW generator, a water hauler, or fuel for the generator. The water is "free" if the owner has all the latter items. The Association maintains the hole in the ground and the pump. All other costs are borne by the user. CC&R does not require "free" water and well maintenance costs are supported by assessments. The above rules implicitly require user identification to know user, user time on site and gallons drawn by the user. Section 3A of CC&R: "...maintain and improve ... water wells ...". Article 10.1 of the Bylaws: "...improvement, maintenance, and repair ... common areas ... ." Water may not be used for watering plants or irrigation, domestic purposes only.

· **WELL REGISTRATIONS and PUBLIC WATER SYSTEM DESIGNATIONS:** All wells are formally registered with the Arizona Department of Water Resources (ADWR). All three Well registration ownership has been changed from Yavapai 10,000 LLC to SVRPOA who must own the wells to proceed with improvements.

- Williamson Valley Road Well, sited on 1 acre parcel 301-14-121, SVR #133, Well Registration No. 55-559389. A Statement of Claim has been filed for 60 acre-feet of water usage at this well else right to pump water may be lost. This well is in the Prescott Active Management Area, an Adjudicated Area according to ADWR. The Well is closed due to excessive nitrate content, 25 ppm, 10 ppm is EPA limit.
- Anvil Rock Road Well, sited on a 60 by 60 foot parcel with a 30 by 98 foot access lane, 301-11-147B, SVR #213, Well Registration No. 55-564257. PWS 13259, a Transient Non-Community (TNC) Water System serving less than 25 of the same persons over 6 months of a year.
- Jolly Road Well, sited on a 1 acre parcel 310-10-199, SVR #12, Well Registration No. 55-559390. PWS 13283, a Non Transient Community Water System.

· **WELL CAPACITY:** If the wells were run 24 hours per day and 30 days per month: Anvil Rock well: 10 gallons per minute times 60 minutes per hour times 24 hours per day times 30 days per month divided by 4000 gallons per owner equals 108 Owners, an idealistic, unachievable maximum. Real numbers: At 10 gpm 4,000 gallons take 400 minutes so, about 7 hours/Owner/month. Daylight 12 hours/day times 30 days is 360 hours divided by 7 hours/Owner is 51 Owners. Jolly well: 25 gallons per minute would be 2 1/2 times Anvil so 125 Owners. Williamson well is 25 gallons per minute if it were open so, would have the same capacity as Jolly. Therefore without Williamson, maybe 175 Owners can get the water to which they are currently entitled due to drive in and out time, hookup time, bad weather, darkness, and there is no way the pumps can be run continuously. Improvements to provide power and storage might improve Owner access to 300 but that is about as good as it gets and the costs are significant. As the POA grows from 1600 parcels to 3000? as a result of Owners subdividing, the demand on the wells can be expected to increase but the latter numbers will not change.

· **IMPROVEMENT CONSIDERATIONS AND COST ESTIMATES:** Improving well sites to provide maximum usage by Owners, power, storage, etc; Arizona Department of Environment Quality (ADEQ) Bulletin #10 details design parameters and Bulletin No.8 addresses Treatment: Current maximum quantity of water/month, 24 hour running: Jolly 1,080,000 gallons/month divided by 4,000 gal/month/Owner = 270 Owners. Less than half that for Anvil, 108 Owners so, 378 Owners max, realistically unachievable. Anvil is 432,000 gal/month so, 108 Owners again realistically unachievable. Cutting the monthly allowance in half doubles the number of Owners who can get water realistically to maybe 350. Multiple connection capability with storage for simultaneous loading as well as lighting will be needed to support access by maximum number of Owners. Anvil rock parcel size is not sufficient permit storage tank addition while maintaining turn-around for vehicle-trailer, no easement was provided on the perimeter of the well parcel. Running Grid power to wells, Anvil Rock power is nearby, Jolly mile(s) away. Cost estimate \$1,000,000 Upgrading pumps to increase gpm, requires grid power and expensive pumps, maybe

redrilling for larger diameter, a Gould 33GS100 costs \$2,000- \$3500, triples Anvil output, piping change to 2" required @ \$90/21 ft is \$4,000 so, approx \$10,000 including labor/well. Civil/Environmental Engineer (licensed by the State) must design (\$4300- \$6000/well site). Storage tank permit \$800, chlorinator/disinfection device permit \$250, Water treatment plant permit \$1500 so, approx \$7500 -Grade 1 State Certified Operator (CO) is required. Salary commensurate with ADEQ Certification requirements, from 1 day/well/month (current situation \$616/month) up to perhaps 1 day/well/week, \$25K/year with storage? A requirement for daily monitoring would be cost prohibitive with our current situation. Monthly bacteriological test, \$40. (CO function, included in current cost) Annual nitrate test, \$40. (CO function, included in current cost) Locks and 6 foot security fence required minimally. If a 10 KW well pump actually draws 6 KW/H, 12 hours/day running = 72 KWH/day/well. So, 4320 KWH/month will cost about \$432/month for electricity (at \$0.10/KWH) for the 2 wells. User identification system to determine gallons drawn so users can pay electric bill. Must include ID, time on site, and gallon meter, enables enforcement of current rules. Cost \$\$? Total estimate: non-recurring \$30,000-\$40,000, recurring \$2,000/month plus electric bills for Jolly and Anvil Rock. Williamson well estimates to just reduce Nitrates to an acceptable level are beyond POA resources without a Special Assessment. Treatments include: Dilution, not feasible, if we had a good water source, we'd use it instead. Reverse Osmosis at 25 gallons/minute, in excess of \$100,000 and it wastes a lot of water. Ion exchange is in excess of \$100,000 and results in HAZMAT byproduct. Point of use RO is feasible IF Owner User agrees to have whole house RO installed with a weekly inspection/service by an RO contractor (Owners were queried with no interest shown in proceeding with this solution).

· **WELL ISSUES:** Failing to establish water usage by the POA may have a future impact on us all by conferring (due to our inaction) our water to communities to the South who are actively pursuing aquifer acquisitions. This proposal addresses only a 25% residency, more residents, more use, will require adjustments to use allowance by the POA. The 4000 gallon/month/parcel commitment in the Regulations is not trivial. Maintenance and Repair costs remain as they are now, IAW CC&R and Bylaws: If a motor/pump/controller fails, repair costs come out of current assessment funds. If a well dries up redrilling/replacing would probably require a special assessment. Unachievable based upon Board experience with obtaining, per the CC&R's, 66 2/3 vote for a special assessment approval.

**(note: cost estimates stated above have not been revised to show increases over the years. These were the costs several years ago and realistically have increased substantially. The above is for general information and understanding purposes only).**

**Every SVR well user is to receive this information & a signed a copy kept on file.**

---

**OWNER NAME / SIGNATURE**

**DATE**

---

**SVR LOT #**