

Cotton Ranch Metropolitan District

Cotton Ranch Valley Floor Notice

This notice is to advise Cotton Ranch property owners on the Valley Floor that the raw water irrigation system will be turned on by May 1, 2026.

The following maximum area of sod and water usage tiers have been established and will be strictly enforced for each home type as follows:

Lower Valley Area:	
Maximum Square feet of Sod	5,000
Base Fee (Fee covers common areas irrigation too)	\$93
Base Fee Covers Base Gallons per month (Tier 1) up to	30,000
Tier 2 Fee per Gallon	\$0.0034
Tier 2 Fee for Gallons Over Tier 1 up to	40,000
Fee per Gallon for all usage over Tier 2	\$0.0053
Villas at Cotton Ranch	
Base Fee	\$23.25
Base Fee Covers Base Gallons per month (Tier 1) up to	7,500

The primary way you can control your water usage is by limiting the duration of your watering times. As an additional water conservation procedure, no irrigation watering is allowed between the hours of 11:00 a.m. and 3:00 p.m. and no watering is allowed on Mondays. The golf course usually waters between 8:00 p.m. – 3:00 a.m. so homeowners should also refrain from irrigating during those times. The ideal time for you to water is between 6:00 a.m. – 8:00 a.m. and no more than three times a week.

Irrigation meters will be read and billing statements will be sent out monthly. To avoid any surprises for excessive water usage, we recommend that you check your own meter weekly during May to ensure you will not exceed the base usage as shown in the table above.

It is the responsibility of each homeowner to inspect your irrigation system to ensure your system is operating properly. Please make sure the water meter box is clean and accessible for meter readers. The District has discovered several individual meters have failed and are not recording water usage. The District has purchased replacements meters in bulk and selling them to property owners at a discounted cost of \$140. Please contact Dwight Winkelman at (970) 718-2907 to purchase a new meter to be installed by your irrigation contractor. The District will need to inspect the meter after installation.

The District plans to identify and notify each property owner with a faulty meter and will require those meters to be replaced. Property owners who fail to comply will be billed \$200 per month for the broken meter.

As a reminder the Gypsum Creek Golf Course is for golf related activities only.

This irrigation season might be challenging based on existing climatic conditions. The District will inform constituents if restrictions are placed on irrigation systems this season.

If you are not receiving emails from Cotton Ranch, please provide your current email address in order to be assured you will receive future notices. You may send your email address to CottonRanchHOA@gmail.com or sign up on the homepage at www.CottonRanch.org. Please be advised your email address will not be used for any marketing purposes.

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You may also find this notice, as well as other Cotton Ranch information, at the Cotton Ranch website www.cottonranch.org. Any questions should be directed to Magdalena Gembal at 970-926-6060 ext. 107 during business hours.