

Water System Maintenance Policy

Comore Loma Water Corporation (CLWC)

(Sept. 25, 2014, updated August 21, 2020)

CLWC Water System

CLWC is the owner of all water components from a lot's main service valve back into the central water system. The lot owner is the owner of all water components after the main water valve onto his property. Each party is responsible for repairs and maintenance on his own water components. The lot owner should have a separate valve to control water flow into a house or into an irrigation system for the purpose of turning water off and on to those systems.

A member or their agent is not to operate the valve owned by CLWC. It is to only be done by the CLWC Certified Water Operator. If you need to have the CLWC owned valve turned on or off, please contact CLWC and we will schedule it. CLWC understands that there are times that an emergency comes up and someone else other than the CLWC Certified Water Operator shuts the valve off or on. In emergency situations, the homeowner or their agent assumes all responsibility if the CLWC valve or other property is damaged. This includes the cost to repair and or replace CLWC owned property.

CLWC also recommends that all properties on the Comore Loma Water system have a filter and pressure reducing valve installed in their property.

Water Pressure and Water Quality

CLWC will maintain the required minimum standards of water pressure and water quality within their portions of the water system that they originally installed, up to the main service valve. CLWC will also maintain the minimum standards within their portions of the water system accepted from the developer only to the extent that those components actually delivered those minimum standards when accepted by CLWC.

CLWC relies on DEQ's approval/acceptance of the water system as evident that a member's water service meets DEQ requirements at the main service valve. Decisions the owner makes about the water line after the main service valve, such as where to situate the house, may affect water pressure after the main service valve and are beyond the control of CLWC. CLWC is not responsible for water pressure and water quality on individual lots past the main service valve. This does not preclude the owner from recourse against the developer or a previous owner for nondisclosure.

Landscaping Repairs

When CLWC disturbs landscaping for water system maintenance, it will backfill and replace sod. CLWC is not responsible to replace other things that the lot owner chooses to place in a utility easement such as trees, concrete, asphalt, brick mailboxes and permanent structures.

Board Approval of Expenses

All CLWC repair and maintenance projects must be approved by the CLWC board of directors prior to starting the project except in the case of an emergency. An emergency is a situation that is not a preexisting condition and cannot wait until the next meeting of the board, in the opinion of the water

operator. The water operator can authorize emergency work and will report the situation to the board as soon as possible after the emergency is handled.