

# Reclaimed water switch means “green” Green Belt, plus long-term cost savings

**Dear Fox Crossing homeowner,**

It's been a tough year for many of our friends and neighbors as everyone deals with the poor economy and related issues that can affect a neighborhood – job losses, foreclosures and lower home values. However, our neighborhood has generally fared better than most during this difficult recession. Your HOA remains financially stable and Fox Crossing continues to be a great place to live.

That's why your Board of Directors is pleased to announce that a project that has taken several years to develop is about to become a reality. You will soon see construction activity on the east side of Sandpiper at the Green Belt as crews prepare to install the pump station that will make it possible for our common areas to make the switch from expensive potable water to inexpensive reclaimed water for Fox Crossing's irrigation needs.

This is great news because:

- Water is one of the HOA's largest expenses, with an annual price tag of about \$80,000. Reclaimed water will cost about \$5,000 a year.
- The lower, more predictable cost for reclaimed water makes it likely that monthly HOA dues will remain stable even as city water rates increase.
- We will be able to begin winter overseeding and keep the Green Belt green during the time of year when it's used most. That's because there is an abundance of reclaimed water available via a line that was installed beneath Ocotillo Road when the Fulton Ranch development was built. Tying into this line means we can irrigate without worrying about wasting a precious resource.
- Over time, we may be able to improve the variety of landscaping in the Green Belt beyond the low-water use plants now in use.

While the City of Chandler now requires any new housing developments to use reclaimed water for their common areas, this requirement was not in place when Fox Crossing was built. The developers chose to use potable water for irrigation, a decision that was a less expensive option at the time but one that created a long-term financial burden for our HOA.

After a thorough search in a difficult lending environment, we were able to obtain a loan of \$366,662 to cover the cost of the project. The work involves tying into the Ocotillo Road line, the purchase of a pump and construction of a pump house, boring under Sandpiper, and a variety of other necessary expenses. The loan will be repaid in 10 years using the immediate savings we will begin to realize once the new system becomes operational this spring.

