

2021 Water Usage Plan

To help assure Brutus maintains acceptable water quality, the following water usage plan will remain in effect until the 2022 annual meeting.

1. Water use will be measured through-out the year, by a designated water management company. Water meters will be read on the 1st day of each month (plus or minus 2 days). Two people will normally read the meters to crosscheck data and ensure accuracy.
2. **If chloride levels remain below 200 mg/l each residence will be allowed a maximum average of 250 gallons per day (gpd) over the period measured.** The usage will be calculated, by dividing the total gallons used per lot for the period, by the number of days in the period. Water usage for the total system and each lot will be recorded for each measurement period and maintained in a spreadsheet, by the BMA Water Coordinator.
3. Lot owners are strongly encouraged to read their own meter and watch closely for leaks and excessive use.
4. When average daily use over the measured period exceeds the maximum allowed, the following penalties will be imposed:
 - a. **A fine of \$1 for each gallon used over the maximum average up to 300gpd and \$2 for each gallon used over 300gpd will be assessed for each and every measurement period in which the allowed maximum average is exceeded. Each subsequent fine will be two times the previous penalty within the calendar year. Example (1st@ \$50, 2nd@\$100, 3rd@ \$200 etc.)**

The BMA Water Coordinator will report the overage to the excessive user and to the BMA Board for their review. Unless the fine is dismissed as noted in (b) below, the BMA Water Coordinator will notify the excessive user, of the penalty payment due.
 - b. If a majority of the BMA Board members agree that the event leading to the excessive water usage was not due to owner or resident negligence, they may choose to dismiss the penalty. In such case, a report will be filed with the Board Secretary, by the BMA Water Coordinator. Unless there is some very exceptional reason, excessive use, due to outside watering problems, will not be excused.
5. **In the event of very high chloride readings** (over 200 mg/l for 2 or more consecutive weekly tests) the Board will implement a **water rationing plan**:
 - a. The BMA Water Coordinator will notify all BMA water customers of the situation and a reduced maximum daily average will be in effect.
 - b. The initial reduced maximum daily average will be 200gpd. If high chloride conditions persist, the rationing allotment value may be further reduced by the BMA Board.
 - c. The penalty process will remain the same. (See paragraph 4 above).
 - d. When conditions allow, the rationing plan will end and water customers will be notified that the basic 250gpd maximum average use limit is back in place.
6. **Water from a lot will not be used outside of that lot.**
7. **Request for variance:** For special, temporary needs (large gatherings of people, plumbing broken next door, etc.), at the request of a lot owner, the Board may approve a variance to these restrictions for that lot for a specified period of time.