

Important Update: Time to Upgrade Our Water Meters for a Smarter Future

The Prairie View HOA was recently informed by UMS that the majority of water meters currently installed in our homes are no longer supported. This means they must be replaced to ensure accurate billing and continued service. While this may sound like a big change, it's actually a necessary and beneficial step forward for our community.

In 2018, newly built homes and those with meter issues received upgraded Inovonics meters. As a result, 29 households are already equipped with the newer meters and will not require replacements. (A list of these homes is attached at the end of this article.) They were going to continue to roll out the newer meters to all households starting in 2020, but then Covid happened, and it was not feasible.

Recognizing the importance of this issue, the HOA board convened to discuss our options and shared the details during our regular monthly meeting on September 25, 2025. We were pleased with the strong turnout and engagement, but we understand not everyone could attend. That's why we're sharing this update now—to ensure every homeowner is informed and empowered to make the best decision for their household.

During the meeting, UMS provided valuable insight into the current situation. Many of the older meters have stopped transmitting data, which means UMS can no longer accurately track water usage. This leaves us with two choices:

Option 1: Switch to the RUBS System

This method calculates water usage based on the number of occupants and

the square footage of your home. While it may seem simple, it comes with a major drawback: **everyone shares the cost of total water usage**. That means if your neighbor uses significantly more water—perhaps for a hot tub, pool, or extensive lawn watering—you'll still pay the same amount as they do, regardless of your actual usage.

- The second option was to replace all the meters in each household with the Inovonics meter, and each household is responsible for the water they use. The only stipulation was that homeowners would have to buy their own meter and transmitter for their house. A meter is \$60, and a transmitter is also \$60. So, each household will be responsible only for the purchase of those two pieces of equipment, totaling \$120.

Option 2: Individual Meter Replacement

- ✓ Each home will need to purchase:
 - 1 Inovonics meter – \$60
 - 1 transmitter – \$60
- ✓ That's a one-time investment of just \$120 per household to ensure accurate billing and avoid paying for someone else's water usage.

This is an all-or-nothing initiative—for the system to work, every home must participate.

After reviewing all the facts, a vote was held during our September 25th HOA meeting (both in-person and online), and the decision was unanimous: **we are moving forward with meter replacement**.

Replacing outdated meters ensures **fair, accurate billing** based on your actual water consumption. It promotes **personal responsibility**, encourages **water**

conservation, and protects you from paying more than your fair share.

What the HOA Is Covering

To support this transition, **Prairie View HOA will cover all installation costs** and the equipment needed to connect the transmitters to the software. That means your only responsibility is purchasing the meter and transmitter.

Invoices will be sent out in **October** via QuickBooks, as usual. To take advantage of a **5% community-wide discount**, we must order all equipment simultaneously. Please ensure that you pay your invoice within **30 days** of receipt.

Why This Matters

This upgrade isn't just about technology; it's about fairness. With individual meters:

- You pay only for what you use.

Bailey

- 5622
- 5624
- 5626
- 5628
- 5630

Border

- 5609
- 5614
- 5616
- 5617
- 5637
- 5639

Charlson

- 13833
- 13841
- 13842

Coteau

- **13807**

- You're protected from inflated bills caused by high-usage neighbors.
- You gain control over your household's water costs.

Important Note

To ensure full participation, **water service will be shut off for any household that does not pay for the required equipment**. This is not a decision we take lightly, but it is the only way to implement this system effectively and fairly.

Since Cerenti stopped supporting the old software in July, water bills will be based on **estimated usage** until the new meters are installed. These estimates are based on your historical usage. Households that already have Inovonics meters will continue to be billed based on actual usage.

A list of addresses with existing Inovonics meters is included below.

Cottonwood

- 13833
- 13843

Lukenbill

- 5606
- 5608
- 5609
- 5614
- 5619
- 5621
- 5625

Stanley

- 13832
- 13836

Stoneview

- 5610
- 5618
- 5623