



9 Water Saving Tips for HOAs

1. Find and Fix Leaks

A small faucet drip can waste 75 gallons per day. Toilet leaks, often silent, can waste over 200 gallons per day. A steady irrigation or house line leak can waste more than 1,000 gallons per day.

2. Don't Overwater

During the drought, water no more than two days per week and turn off irrigation when winter rains arrive. Early morning is the best time to water to reduce evaporation and avoid windy conditions. EBMUD's water budget program gives you a baseline and lets you know when you are overwatering.

3. Adjust and Repair Sprinkler Heads

To prevent overspray and runoff, regularly check, adjust and repair irrigation equipment. EBMUD offers rebates for water-efficient sprinkler heads.

4. Apply Mulch

At least 3 inches of mulch will keep soil moist and provide nutrients to plants. Keep mulch at least 6 inches away from tree trunks and plant stems to avoid mildew.

5. Install Drip Irrigation

Drip technology gets water to the roots more efficiently and more slowly so it percolates into the soil.

6. Upgrade to a Smart Controller

Conventional controllers can overwater by as much as 50 percent. EBMUD offers up to \$300 in rebates, depending on the number of stations.

7. Don't Clean Hardscape with Water

Use a broom to clean sidewalks, driveways, parking lots, tennis courts and other areas. Use water only as necessary for health and sanitation.



Be WaterSmart! Regular checks of an irrigation system prevent leaks, overwatering, runoff and overspray in common area landscapes.

8. Educate Your Residents

Use HOA newsletters and post signage in common areas to promote a conservation ethic and raise awareness. Our "Save Like a Pro" posters are available free of charge on our website at: ebmud.com/SaveLikeaPro.

EBMUD has the following informational materials available for distribution to residents, free of charge:

- Top Tips for Saving Water in the Home
- Residential Conservation Rebates and Services
- Looking for Leaks

9. Water-Use Calculator

EBMUD's easy-to-use online calculator lets HOA residents learn how much water they use. Find it at ebmud.com/SaveLikeaPro.



Water Conservation for Homeowners Associations

Let us help! Contact us for one of our free conservation services.

WaterSmart Home Surveys

Free home water-use self-surveys kits include information on how to check for leaks and flow rates, water-saving devices (as needed), instruction on how to read a water meter, and recommendations for water efficiency.

Landscape Water Budgets

Water budgets inform property managers about how efficiently water is being used in the landscape. Daily reports based on consumption and budget data are emailed directly to irrigation managers. Budgets are free to HOAs with irrigation meters.

Water-Saving Devices

Free faucet aerators, showerheads, and hose nozzles are available, as needed, to replace old devices. See limits at ebmud.com/watersmart.

Rebates

Lawn Conversion and Irrigation Upgrades

Multi-family properties: up to \$20,000 for 5 units or more; up to \$2,500 for 4 units or less. Includes drip irrigation, high-efficiency nozzles, pressure regulators, submeters, and lawn conversion.

Clotheswashers

\$75 per qualifying high-efficiency washer

Toilets

Up to \$50 per qualifying high-efficiency toilet

Submeter Retrofits

Up to \$250 for the installation of submeters. Submeters allow residents and property owners to track water use for separate units.

State Laws Governing HOAs and Landscaping

Assembly Bill 1881 (2006)

This bill established that the architectural guidelines of a common interest development shall not prohibit or include conditions that have the effect of prohibiting the use of low water-using plants as a group.

Assembly Bill 1061 (2009)

Precludes HOAs from prohibiting or restricting residents' compliance with local water-efficient landscape ordinances and local water use restrictions.

Assembly Bill 2100 (effective 7/21/14)

Prohibits HOAs from imposing a fine or assessment on property owners for reducing or eliminating watering of plants and lawns if the governor or local government has declared a drought emergency.

Senate Bill No. 992 (effective 9/18/14)

Prohibits HOAs from requiring power washing of exterior surfaces during a governor or local government declared drought and clarifies that a common interest development cannot penalize property owners for reducing or eliminating watering of plants and lawns during a drought emergency unless the development uses recycled water for landscape irrigation.

Assembly Bill No. 2104 (effective 1/1/15)

Bars a common interest development from prohibiting the replacement of existing turf with low water-using plants. This measure preserves the authority of a common interest development to impose design and quality standards.