

Notes and recommendations

Menlo Commons water meters

It appears that at the beginning of time, a two-pipe feed was established, with one feed to building A with pools (jacuzzi and pool), and the other feed branching to building B and irrigation. MC phase II, buildings C, D, and E, were connected to building B supply line.

The main water meter for the entire complex appears to be a combined two meter line and display.

The swimming pool fill has been out of order for years (Val cannot tell how many), and has been filled from a hose. The pool fill float valve was repaired two weeks ago. The hose has not been used to fill the pool for two weeks.

Going forward, both pools are filled through building A.

Original option benefit:

With one large (irrigation) and one small (pools) meter we will know what is Household, Irrigation, and Pools.

Original option weakness:

Readings will need to be synchronized with water company readings to provide information short term..

Extended option benefit:

With one large (irrigation), one small (pools), and five building meters, we will know what is Household, Irrigation, and Pools.

We will be able to read all meters, easily, at any time, with short or long term intervals. We will be able to compare and verify our readings with water company readings. This will calibrate both sets of meters against each other. Any discrepancy can be investigated.

We will be able to compare water consumption by building, adjusted for number of actual households and residents.

We will be able to spot excess use and any significant leaks by building. Now, that can be interesting 😊

Alternatives:

- 1) One large (irrigation) and one small (pools) meter
- 2) One large (irrigation) and one small (pools) meter plus five large building meters.

Recommendation (tentative):

Alternative 2) One large (irrigation) and one small (pools) meter plus five large building meters to gain complete, timely, actionable information about Menlo Commons use of water.

By Dag, August 1, 2022

Note:

The main water line in each building is connected to water heaters (two, one for each side of the building), cold water lines, fire sprinklers, and hose faucet(s) in the garage area.



Left: Water shutoff ?????

Center: Dual water meter

Right: empty hole???



Irrigation shutoff



Location

Pipe circumference 6.8 inch

Pipe diameter 2.15 inch



**Valve handles upright: Valves closed.
Left handle: incoming Right handle: out.**

Add irrigation water meter here



**Valve handles aligned, horizontal: Valves open.
(Barely visible).**



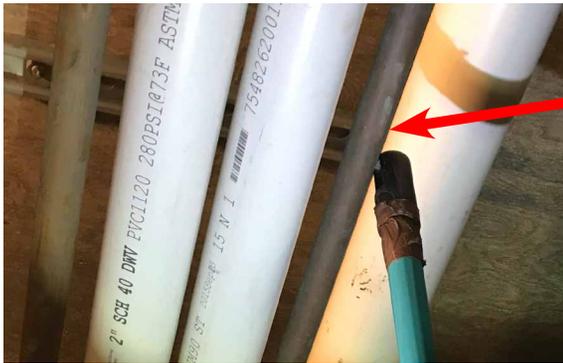
**Bldg A water entry.
Water heater room.**

Water meter building A here

Building water shutoff valve – either one.



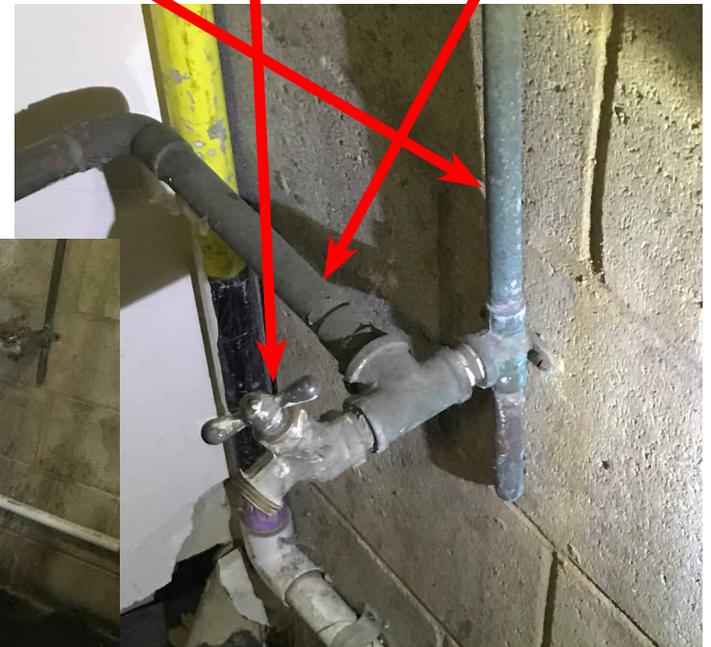
**Main to tiny line.
Garbage can room ceiling**



**Small line to pools
Water heater room ceiling**

**Place pools water meter
in garbage room or
water heater room.**

Tiny line to faucet and small line



**Small line
through wall to
heater room**





Left: Hand on jacuzzi water feed

Right: Pool water feed



***Valve handle
Water shutoff both
jacuzzi and pool feed***

Corner of jacuzzi
Top: jacuzzi float valve
Bottom: pool float valve,
recently repaired





B-on top of resident storage cubbies

Locations:

Water meters for buildings B, C, D, E

Building water shutoff valves shown here. You can shut off on either side of pressure control valve, so two circles.

C-water heater room



D-storage room



E - garage

Additional information
Irrigation controls



Gazebo flowers drip irrigation is controlled by a battery powered timer connected to the hose faucet in the middle of our oasis.

Main irrigation system is located near building B front entrance. Here, all sprinklers are programmed, turned on and off.



Flower boxes drip irrigation is controlled by one timer on each side of each building, ten in all.

