



Homeowner's Association Water Conservation Toolkit

What is this toolkit?

This toolkit is designed to help lower your common area water use and provide cost saving opportunities with essential HOA water conservation resources. Additionally, we've created content that can easily be copied and pasted to help connect your residents with water saving resources.

HOAs play an important role in addressing Colorado's drought conditions. As a homeowner's association, you can communicate water-saving tips and resources with homeowners in your neighborhood through established lines of communication and involvement in community events. Water conservation is especially important this year as we face a drought due to record low snowpack and high temperatures.

Implementing changes in your community can be overwhelming. This toolkit aims to make water conservation easier with plug and play resources to share with residents.

Benefits of water conservation include:

- Lower water bills
- Lower energy usage and utility bills
- Lower ongoing maintenance
- Increased property value
- Less strain on vital resources
- Community pride



Email sustainability@lakewoodco.gov for additional support

How To Use This Toolkit

This toolkit is made up of a variety of water saving resources for your common areas as well as for individual homeowners in your neighborhood. There are two main sections in this toolkit: common area resources and individual homeowner resources.

1. [Common Area Resources](#): This section includes information and resources for water conservation that your HOA can implement in shared spaces.
2. [Individual Homeowner Resources](#): This section contains plug and play materials to share information and resources with HOA residents in the form of newsletters and social media posts



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HOA Common Area Water Conservation

This section includes information about water conservation tips and resources for HOAs to use in common areas in their neighborhood.

What are common areas?

Most HOAs have common areas or shared spaces in their community that are shared or jointly owned by residents or members and serve collective use and enjoyment. Common shared spaces that use water include recreation facilities, clubhouses, indoor pools, hot tubs, and outdoor amenities like outdoor pools, splash pads, fountains, parks, trails/paths, lawns, and other landscaping.



Applicability with Colorado State Laws

Colorado passed [Senate Bill 23-178](#) which prevents HOAs from prohibiting the use of xeriscaping, nonvegetative turf grass, and vegetable gardens. This legislation also prevents HOAs from requiring the use of hardscape on more than 20% of the landscaping area of a unit owner's property.

In addition, Colorado has also passed [Senate Bill 24-005](#) that prohibits the use of nonfunctional turf, nonfunctional artificial turf, and invasive plant species. Nonfunctional turf refers to turf that is in the street right-of-way, parking lots, medians, or transportation corridors. It can also include turf that is purely maintained and is only walked on when it is being mowed. Nonfunctional turf can be converted to low water landscaping through rebates and assistance programs.



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Common Area Water Conservation Roadmap

The following steps can help conserve water in your community.

1. Complete little to no cost items such as completing a water assessment to understand your existing water usage, detect leaks, and potential needs for repairs.
2. After you understand your baseline water usage, address leaks and necessary repairs. This will lower your baseline water usage and set you up for future conservation projects.
3. Once repairs are complete, increase water efficiency through things like replacing old non-WaterSense fixtures, installing aerators and high efficiency sprinkler nozzles, and upgrading irrigation technology.
4. Finally, consider investing in water friendly landscape transformation projects such as replacing non-functional grass with low-water plants.

The City of Lakewood is served by more than 20 individual water service providers that purchase treated water from Denver Water and deliver it to their customers. Many Lakewood residents are eligible to receive Denver Water's rebates listed in this roadmap. [Qualifying water providers are listed here.](#)

1. Complete No and Low-Cost Items

Completing no and low-cost items is the first step in the water conservation roadmap. This includes budget-friendly assessments and evaluations that help you understand your baseline water usage such as completing a water assessment. Understanding how much water you use can inform your next steps in water conservation.

Check for Leaks and Necessary Repairs

Checking for leaks and necessary repairs is a vital first step in reducing water waste and increasing water efficiency and conservation. Make it part of your routine to regularly check for leaks. You can utilize a checklist like this one from Aurora Water: [Multifamily and HOA Water Management Checklist](#).

Water Assessment

Complete a [Water Assessment](#) through resource central's program to understand your baseline water usage and inform future water conservation projects.

Free sprinkler evaluations

Get your sprinkler system checked with a free [Slow the Flow](#) sprinkler evaluation by Resource Central. Each sprinkler evaluation could save you thousands of gallons of water annually and could help keep your lawn healthy.

2. Address Leaks and Repairs

Addressing leaks and repairs is the second step in the water conservation roadmap. Once you understand your baseline water usage, you can address water waste and set procedures in place to catch leaks quickly.

Procedures for Preventing Leaks & Addressing Leaks/Repairs

Putting a procedure in place to address and prevent leaks is a great way to conserve water. Your procedure could include mapping and creating an inventory of important components of your water system (both indoor and outdoor), conducting an inventory to get an idea of areas where efficiency upgrades are needed, and planning for water-related emergencies. Additionally, in the [water conservation technology section](#), there are useful tools to track water usage and catch leaks earlier.

3. Increase Water Efficiency

After addressing existing inefficiencies and repairing potential leaks and issues, increasing water efficiency is the next step in the water conservation roadmap. This section includes a variety of strategies and rebates to increase water efficiency and overall water conservation, such as replacing old non-WaterSense water fixtures with more efficient alternatives.

High efficiency or rotary sprinkler nozzle rebate

Conserve water by upgrading your water sprinkler nozzles with Denver Water's \$3 [rebate](#) per rotary/high-efficiency nozzle. This rebate includes a minimum purchase of 10 nozzles, on these [eligible models](#).

[Rotary/High-Efficiency Nozzles | Denver Water](#)

Denver Water Toilet Rebates

Old and inefficient toilets can waste thousands of gallons of water per year. Save water and money by upgrading to high-efficiency toilets (Denver Water provides rebates).

[Residential Rebates for Toilets | Denver Water](#)



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Install Aerators

Install aerators into faucets to reduce water use without affecting water pressure. Aerators are very low cost and widely available.

Replace Old Water Fixtures with Efficient WaterSense Fixtures

Replace old inefficient water fixtures such as faucets, showerheads, dishwashers, clothes washers, and water softeners with efficient WaterSense fixtures. Find [more information on WaterSense fixtures here](#).

4. Considering Water-Friendly Landscape Transformation

The final step in this water conservation roadmap is to consider investing in a water-friendly landscape transformation. Replacing non-functional grass with low-water plants is a great way to conserve water and promote climate-resilient landscapes.

Landscape Transformation Assistance Program

Denver Water will provide 50 cents per square foot for approved projects pending funding availability on a first-come, first-served basis. Example: a 5,000-square-foot project would be eligible for \$2,500; a 40,000-square-foot project would be eligible for \$20,000. Funding is limited.

[HOA/Commercial Projects | Denver Water](#)

Water Conservation Technology

EyeOnWater Monitoring

Instead of following your water use with monthly bills, EyeOnWater allows you to connect to your water utility account and monitor water use more closely (up to 15-minute intervals). This allows you to get real time information on how much water you're using and to catch leaks earlier with the notification feature that reacts to unusual changes in water use. Check with your water service provider to see if EyeOnWater is available to you.



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Rain sensors

When installed in your landscape, rain sensors communicate with your irrigation controller and automatically stop your sprinkler system when it rains. Both wired and wireless rain sensors are easy to install and can reduce water waste and prevent overwatering.

Smart controllers

Smart irrigation controllers can improve irrigation efficiency by up to 30% using local weather conditions to adjust landscape watering. These controllers are versatile and can be used on their own or in addition to clock-based controllers.

Leak detection

Undetected leaks can waste thousands of gallons of water a year and be caused by a variety of factors. Leak detection and flow monitoring devices can help you identify leaks or alert you when there is irregular water use in your home and reduce the water waste and damage caused by leaks.

[Know Your Flow: Leak Detection and Flow Monitoring Devices](#)

Funding

Rebates, free resources, and assistance programs are great tools to help fund water conservation projects.

The best way to implement water saving changes in your community is to ensure that water conservation projects are included in your annual budgets. Items to consider including in your HOA budget include the following:

- Irrigation assessment: Comprehensive assessment to maximize efficiency and reduce excess costs from your sprinkler system
- Efficiency Upgrades: Replace outdated, inefficient fixtures, appliances, and systems
- Maintenance and Repairs: Repair leaks and regularly maintain irrigation systems
- Reserve Funds: Prepare for emergency leaks and other unexpected costs



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Individual Homeowner Resources

This section is intended to provide HOA managers with water conservation tips and resources to share with residents in the form of customizable newsletters, social media posts, and printables/flyers.

Newsletters

This section is intended to provide your HOA with information that you can copy and paste directly into your newsletters to share with your residents.

Free Resources/Tips

Free sprinkler evaluations

This program is available to Lakewood residential households, HOAs, and non-residential properties. Just like a car, your sprinklers need an occasional check-up to make sure they're working as efficiently as possible. Get your system checked with a free [Slow the Flow](#) sprinkler evaluation by Resource Central. Each sprinkler evaluation only lasts about 75 minutes, could save you thousands of gallons of water annually, and could help keep your lawn healthy.

Resource Central free water wise yard seminars

Resource Central's free, online Waterwise Yard Seminars are taught by local landscape and horticultural professionals. Get your landscaping questions answered and learn how to keep your yard looking great while using less water. Seminar topics range from low-water landscape design, xeric plant selection, smart irrigation, and more. Both novice and advanced gardeners are sure to learn something new. Seminars are held virtually via Zoom, February through August.

[Waterwise Yard Seminars - Resource Central](#)



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DIY lawn conversion guide

Denver Water's lawn conversion guide aims to help people of all skill levels learn more about planning and design, turfgrass removal, soil, native and adapted plants, and watering and maintenance.

[Colorado DIY Landscape Transformation Guide](#)



Lakewood Residential Outdoor Water Resource Guide

The Residential Outdoor Water Resource Guide is intended to help Lakewood residents realize the benefits of outdoor water conservation. This guide includes plant guidance, lawn care tips, xeriscaping, and more!

[Outdoor Water Resource Guide](#)

Outdoor Water Conservation Tips

- Determine your outdoor water use and monitor your bill for changes
- Only water your lawn when it needs it (and when permitted by drought restrictions).
- Consider lawn replacement/low-water landscaping
- Find more outdoor water conservation tips here:
 - [Conserve | Denver Water](#)
 - [Watering Your Lawn | Denver Water](#)



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Indoor Water Conservation Tips

- Monitor your water use on your water bill and keep an eye out for changes that could suggest you have a water leak
- If your water service provider has one, download an app that allows you to track your water usage and set up leak alerts
- Only run the dishwasher and clothes washer when you have full loads
- Invest in water-efficient replacements for old toilets, showerheads, faucets, dishwashers, clothes washers, and water softeners
- Find more water conservation tips here:
 - [Conserve | Denver Water](#)
 - [Saving Water Helps Protect Our Nation's Water Supplies | ENERGY STAR](#)
 - [Using Water Efficiently: Ideas for Residences](#)



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Denver Water Rebates

Denver Water is the main water provider for Lakewood residents. To be eligible for a Denver Water rebate, you (or your HOA) must receive a water bill from Denver Water or one of its [qualifying water providers](#).

Rotary/high-efficiency sprinkler nozzles (up to \$3 rebate per sprinkler head)

Rotary/high efficiency sprinkler nozzles are easy to install and use considerably less water than conventional spray nozzles. These high-efficiency nozzles fit on most popup spray heads and slowly deliver multiple slow rotating streams of water.

[Rotary/High-Efficiency Nozzles | Denver Water](#)



Toilet Rebates

Water savings from a high-efficiency toilet adds up; pairing it with a rebate from Denver Water means replacing that toilet may be a surprisingly affordable upgrade. Eligible toilets use 0.8 gallons per flush. Customers who live in a condo or homeowners association are still eligible for a rebate.

[Residential Rebates for Toilets | Denver Water](#)



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Lakewood Resources

Visit [Lakewood's Outdoor Water Conservation website](#) for information about incentives and resources for Lakewood residents.

Free sprinkler evaluations

Just like a car, your sprinklers need an occasional check-up to make sure they're working as efficiently as possible. Get your system checked with a free [Slow the Flow](#) sprinkler evaluation by Resource Central. Each sprinkler evaluation only lasts about 75 minutes, could save you thousands of gallons of water annually, and could help keep your lawn healthy.

Garden in a Box

Looking to transform your yard into a beautiful, pollinator-friendly landscape on a budget? Resource Central offers a \$25 discount on Garden In A Box kits, with an additional discount for income-qualified households. Choose from 14 professionally designed kits that include a variety of plants and easy instructions for planting and watering!



\$750 discount on lawn replacement

The City of Lakewood and Resource Central want to help you transform your thirsty lawn into a beautiful, low-water landscape! Participants can get up to a \$750 discount on a project using the Lawn Removal Service.



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Water Conservation Technology

Leak detection

Undetected leaks can waste thousands of gallons of water a year and be caused by a variety of factors. Leak detection and flow monitoring devices can help you identify leaks or alert you when there is irregular water use in your home and reduce the water waste and damage caused by leaks.

[Know Your Flow: Leak Detection and Flow Monitoring Devices](#)

Rain sensors

Rain sensors are easy to install and can reduce household water waste. They communicate with your irrigation controller and automatically stop your sprinkler system when it rains.

Smart controllers

Smart irrigation controllers can save the average home nearly 7,600 gallons of water annually by using local weather data and landscape conditions to adjust landscape watering. These controllers are versatile and can be used on their own or in addition to clock-based controllers.



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Social Media Posts

Copy and paste this text to easily create your own social media posts for your HOA community.

Garden in a Box

Looking to transform your yard into a beautiful, pollinator-friendly landscape on a budget? Resource Central offers a \$25 discount on Garden In A Box kits, with an additional discount for income-qualified households. Choose from 14 professionally designed kits that include a variety of plants and easy instructions for planting and watering! Visit www.lakewoodco.gov/outdoorwater for more details.

Free sprinkler evaluations

Looking for budget friendly approaches to saving water? Sign up now for a free [Slow the Flow](#) sprinkler evaluation to ensure your sprinkler system is running as efficiently as possible! Each sprinkler evaluation only lasts about 75 minutes, could save you thousands of gallons of water annually, and could help keep your lawn healthy. Visit www.lakewoodco.gov/outdoorwater for more details.

Rotary/high-efficiency sprinkler nozzles (up to \$3 rebate per sprinkler head)

Looking for an easy way to save water? Think about installing rotary/high efficiency sprinkler nozzles! They fit on most popup spray heads, are easy to install, and use considerably less water than conventional spray nozzles! Denver Water offers a \$3 [rebate](#) per rotary/high-efficiency nozzle.

\$750 discount on lawn replacement

Thinking about switching out your water-thirsty lawn for a more beautiful, low-water landscape? The City of Lakewood and Resource Central have a lawn replacement program that can help you! Participants can receive up to a \$750 discount on a project using the Lawn Removal Service. Visit www.lakewoodco.gov/outdoorwater for more details.



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Toilet Rebate

Did you know that replacing your old, inefficient toilets can save you thousands of gallons per year and lower your water bill? Denver Water is offering a rebate up to \$100 to replace your old toilets with more efficient models! Apply today and start saving water and money! Visit Denver Water's website for more details at www.denverwater.org

Resource Central free water wise yard seminars

Looking for guidance on landscaping? Resource Central provides free, online Waterwise Yard Seminars taught by local landscape and horticulture professionals. Get your landscaping questions answered and learn how to keep your yard looking great while using less water. Both novice and advanced gardeners are sure to learn something new! Visit <https://resourcecentral.org/seminars/> for more details.

DIY lawn conversion guide

Are you thinking about doing a DIY lawn conversion? Denver Water has a lawn conversion guide that can help you learn more about where to start! This guide includes information about planning and design, turfgrass removal, soil, native and adapted plants, and watering and maintenance. Visit www.denverwater.org and search "DIY Landscape" for more free access.

Residential Outdoor Water Resource Guide

Curious about the benefits of water conservation? The City of Lakewood has a Residential Outdoor Water Resource Guide to help residents learn more about plants, lawn care, water-wise landscaping, and more! Visit www.lakewoodco.gov/outdoorwater for more details.