



January 28, 2018

Cherry Creek III News Update!

Your newsletter for owners and residents of the
Third Cherry Creek Townhouse Corporation
www.cherrycreek3.com (303) 834-0311

SPECIAL EDITION: Water, your money and Cherry Creek 3!

*Special, limited-time rebates
for your home: Page 5!*



Water Conservation in Action:

(Top photo) Cherry Creek 3's water-saving native and xeric landscaping attracts hummingbirds and pollinators. (Below) Hand-watering edibles grown in the popular Community Garden uses less water than what a traditional sprinkler system uses for the same space covered with Kentucky bluegrass.

Will you help save yourself money?

Here's how you can personally benefit by conserving water now in Cherry Creek 3!

At first glance, it sounds pleasant, altruistic or maybe patronizing when you read, "save water: it's good for the environment and the planet." However, there are actual reasons why saving water here can personally benefit you.

That's why this special annual newsletter is dedicated to the subject.

Among the leading reasons to practice water conservation is to save you money each month, regardless of whether you're an owner or tenant living here. Every month, the 251 owners pay maintenance dues, which include money for all the water and sewage generated in the complex.

If the combined population of the neighborhood uses more water, the bills from Denver Water and Denver Wastewater increase accordingly. When those bills go up, the HOA raises its dues to pay for those higher bills.

The months of January, February and March have a special impact on you and – depending on a total community effort – determines some key economic reasons that may strongly impact the amount you pay for those monthly HOA maintenance fees in the months ahead.

Here's how:

- Denver Water looks at the HOA's total water consumption from January through March. That total creates a "tier" that calculates what the neighborhood should use for the remainder of 2018. If Cherry Creek 3 uses more than that tiered calculation, it is charged an increased amount in addition to the base figure. Higher water bills are likely to turn into higher monthly maintenance fees later this year, so saving water in your home now through March can help avert the HOA from giving you a fee increase.
Last year, Cherry Creek 3 residents used 4.6 million gallons of water from January through March, an increase of 100,000 gallons.
- Denver Wastewater also looks at the community's water consumption from January through March. That figure causes the sewage department to establish a monthly sewage charge in April that will remain in effect for the following 12 months. If water consumption rises, so will the sewage bill. However, if the water consumption goes down from now through March, the sewage bill will decrease.

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