

Homeowner Irrigation Seasonal Instructions

For private irrigation systems connected to an HOA main line.

HOA Winterization/Blowout **October 15, 2026**

The HOA maintains the shared main irrigation system. Each homeowner maintains the isolation valve and all private irrigation components serving the home. Follow the steps below to help prevent freeze damage and spring startup delays.

AUTUMN WINTERIZE/SHUT DOWN

- 1. Close your isolation valve.** You may do this at **ANY TIME** in the fall, prior to winterizing/blowing out your irrigation system. You do not need to wait on the HOA to winterize your system, as long as you close your valve!
- 2. Blow out your private system.** Hire any qualified irrigation vendor you choose or complete the work safely if you are experienced. Keep your Isolation Valve closed!
- 3. Wait for the HOA notice to reopen your Valve.** The HOA generally winterizes the main system and shared water lines in late October. Keep your valve closed until notified!
- 4. After the HOA has notified you that the main is drained in late October, reposition the valve. Reopen** it so the remaining water can drain toward the empty main. Then leave a typical ball-valve handle at about 45 degrees - halfway between fully open and fully closed - for the winter.
- 5. DO NOT LEAVE THE VALVE FULLY CLOSED all winter.** Water trapped in the valve body will freeze, expand, and crack the valve or connected piping.

SPRING START UP

- 1. Close your isolation valve before startup.** The valve must be fully closed while the HOA fills and pressurizes the shared main system.
- 2. Wait for the HOA notice.** Do not open your valve until the HOA confirms that the main system has been pressurized and is ready for homeowner use.
- 3. Slowly open your isolation valve.** After notice is given, open the valve for watering. Check the valve and your private system promptly for leaks or damage.

If a leak or damaged valve prevents pressurization, the owner must arrange and pay for repairs. The owner may also be responsible for costs caused by a required return visit or startup delay.

Email: contact@hoaservicesco.com any time to notify your HOA that you need to shut down the main system for no longer than 24-hours to complete repairs. Remember that the entire HOA may be waiting on spring waters while personal repairs are completed. Provide regular updates if you believe a repair will take longer than 24-hours.

Understanding the Isolation Valve Position

Isolation valves come in several styles. Whenever these instructions say to close, open, or reposition the valve, use the correct method for the valve installed at your home. If you are unsure which type you have, ask your irrigation contractor before operating it.

Lever or ball valve: The handle is usually perpendicular to the pipe when closed and parallel to the pipe when open. A quarter-turn ball valve travels 90 degrees from fully open to fully closed. For winter storage after the HOA main is drained, place its handle about 45 degrees, halfway between open and closed.

Wheel or gate-style valve: Turn the wheel clockwise - righty-tighty - to close it. Turn the wheel counterclockwise - lefty-loosey - to open it. After the HOA main is drained, reopen the valve from the fully closed position as directed so water is not trapped; ask your contractor to set the proper winter position if you are uncertain.

Owner Responsibility

- Private components:** Because the Isolation Valve separates the Main Line from each private irrigation system/water line, the homeowner is fully responsible for the isolation valve, private lines, sprinkler heads, filters, backflow components, filters, repairs, maintenance, and winterization serving the home.
- Vendor choice:** The homeowner may use any vendor. Compressed-air blowouts can be hazardous and can damage components if performed incorrectly; use a vendor/contractor at your own discretion as the homeowner is always responsible for the maintenance and repairs to their irrigation system.

Optional vendor information: Company: __ Cody Dickey at TLM__ Phone: __970-812-5296__ Price is \$71

Any listed vendor is provided for convenience only as this is not an HOA recommendation, endorsement, guarantee, or referral. Each owner independently selects and contracts with any vendor and assumes all risk, responsibility, and cost. The HOA is not responsible for an owner's private irrigation repairs, maintenance, winterization, or resulting damage.