

TAILHOLT METROPOLITAN DISTRICT

Irrigation Water Update

July 14, 2026

Dear Homeowners,

This letter provides an update on the irrigation water system and explains the recent interruptions in irrigation service experienced by many residents.

Franklin Reservoir is not out of water. Water remains available, but levels have dropped to the lowest point we have experienced, and the system currently cannot keep up with demand during peak irrigation periods.

Why Is the Irrigation System Shutting Off?

When a large number of homeowners water at the same time, the pump house attempts to draw more water than the intake can safely handle. As water levels drop, built-in safety controls automatically shut the pumps off to prevent damage to the equipment.

Restarting the pumps does not solve this problem if water levels have not recovered. Until enough water returns to the intake, the pumps will continue shutting themselves down.

What Is Causing This?

Northern Colorado is currently experiencing severe drought conditions. Lower-than-normal precipitation, extreme heat, and increased evaporation have significantly reduced available water supplies, while the same heat has increased irrigation demand throughout the community. State and federal agencies continue to monitor drought conditions across the region and have reported widespread impacts to water supplies.

[Colorado Region Conditions | Drought.gov](#)

What Are We Doing?

We understand how frustrating this is, especially during the hottest part of summer. We are actively evaluating every available option to improve the situation as quickly as possible and are working to identify both immediate and long-term solutions. This is a significant water issue, and it is not something that can be corrected with a simple adjustment or by repeatedly restarting the pumps.

To be clear about expectations: the goal right now is not to keep every lawn green and lush. The goal is to keep grass and landscaping alive until conditions improve.

Recent System Improvements

To help manage irrigation more effectively, the District recently made operational changes to the irrigation zones in Filing 1 and Filing 2. Most colored irrigation zones are now controlled by automated valves that open and close according to their assigned watering days and times, allowing each zone to receive water only during its designated schedule and helping distribute available water more efficiently across the community. Homeowners should confirm their irrigation controller is set accordingly, as watering outside a zone's assigned time will not be effective — the pipes will not have water at that time.

This was not a decision made in response to the current drought. The District has been planning and budgeting this irrigation automation project for several years, and we have now reached the point where we have the equipment and capability to implement it. We have received feedback on the allotted watering times; those times may be reconsidered for next year's schedule, but there will be no changes for the remainder of this season.

This is the first irrigation season these automated valves have been in operation, so as with any new system, we anticipate some adjustments, fine-tuning, and occasional repairs as we continue to optimize it.

As of July 14, 2026

The automated valves were scheduled to operate correctly; water was unavailable because the pump house had automatically shut down due to low water levels. When this happens, a valve may still open on schedule, but there is simply no water for the system to deliver until the pumps can safely restart. If the pump house shuts down during your assigned watering window, your zone may not receive irrigation that day. These automatic shutdowns are necessary to protect the pumping equipment and ensure the long-term reliability of the system.

Water Fees and Pro-Rating

There will be no pro-rating on the water fees sent out for the 2nd and 3rd quarters.

These fees are not billed for water usage alone — they cover the irrigation system as a whole, including the pumps, valves, and infrastructure that make service possible, so they remain the same regardless of reduced water flow.

What Can Homeowners Expect?

If water levels continue to fall, irrigation service may be interrupted until the system has had adequate time to recover. Allowing water levels to recover is often the only way to restore reliable operation without risking damage to the pumping equipment.

In most cases, if your zone did not receive water during its scheduled day or time, it was **not** because the schedule or automated valves failed — it was because the pump house automatically shut down due to low water levels.

This notice contains the most current information available. Calling or emailing the District will not provide information beyond what has been shared here.

As soon as we have meaningful updates regarding the irrigation system or any operational changes, we will share them through the District website and community notifications.

We appreciate your patience and cooperation as we work through these conditions together. Our goal is to protect the irrigation infrastructure while providing the most reliable service possible under the current drought conditions.

Sincerely,

Tailholt Metropolitan District
Management