Viewpointe III – Action Plan “B” (Water Leak Project)

Written and submitted to the VP board members by Dan Deppen, Viewpointe member on March 4, 2026.

Introduction:

Over the years there has been consistent water loss due to known and unknown broken water main pipes. Reportedly, hundreds of thousands of gallons have been lost from the system. Costing the association 10’s of thousands of dollars in lost water and repairs. However, most of the loss has occurred from leaks on N. Camino Hermosillo (the main-entry street) to Viewpointe III). There are likely other contributing leaks in unknown areas of the system.

What has been done to date:

The board has been attempting to solve the problem by 1) Surveying for water loss detection 2) several water system specialist consultants bids and recommendations 3) Asking Tucson Water to take over the system 4) Asking WIFA - Water Infrastructure Finance Authority of Arizona (WIFA) is a state agency dedicated to securing Arizona's water future by financing water supply, conservation, and infrastructure projects for a loan. 5) Asking for political assistance from Arizona Law makers. So far nothing has developed.

Recent events:

On February 16, 2026, there was an open meeting on Zoom and in person. After much belabored discussion about the issue, a member proposed and asked a question. “If we own the system, can’t we do anything we want to repair it?” “And can’t we just make repairs to N. Camino Hermosillo first to see if most of the water leakage is stopped?” The answers were basically yes. “Lastly what would it cost?” Another member with knowledge about water systems said it would likely cost ~$500,000.

Options:

If this would solve the major leaking problems it could potentially have benefits 1) Stop major leaking and repairs cost, plus save money from lost water 2) Provide the

opportunity to monitor for continued water loss areas and to locate the leaks 3) Give VP a chance to make a “Plan C” and to determine what the cost would be to continue the needed repairs.

The issue of finance:

If the project was financed it could prevent the possibility of accepting WIFA money, if that was still a possibility and it would add to the cost. But by not financing, it would show good faith that we (VP) are trying to help ourselves.

Cash out of pocket:

Running the numbers - $500,000/136 members = $3,676.47. In today’s market that is not a lot of money. And it could be put on a credit card with monthly payments. A viable plan.

Conclusion:

This is a simplified version of what will be more detailed as the idea develops, but it is a starting place.

Suggestion:

Ask the members to vote on the idea, yes or no?