**IRRIGATION**

**USERS**

**HANDBOOK**

**FOR**

**NORTHWOOD PARK ESTATES**

**PROPERTY OWNER’S ASSOCIATION**

**May 5, 2025**

**HANDBOOK OVERVIEW**

Northwood Park Estates, has and uses an irrigation system engineered and installed by Stewart Pipe Co. of Phoenix, Arizona. The entire system is owned, operated and maintained by the Northwood Park Property Owners Association, herein called the POA.

Water for our system is purchased from Roosevelt Irrigation District (**RID**), and is delivered into our system from the canal running north of our neighborhood. Currently, water is ordered every other week.

Lot owners must order water through the POA to be delivered to their respective lots through the underground system.

During an irrigation cycle, lot owners who have ordered irrigation, should be prepared to receive their water any time, day or night, and possibly into the weekdays.

The following handbook was designed as a cooperation between the Irrigation Committee and the Property Owners Association, and is intended to assist lot owners in the use of our irrigation system.

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1. **SYSTEM LAYOUT**

Our system is fed through a single canal valve and weir box, located at the northeast corner of Phase One. Water then runs into **Standpipe 1** (**see** map on next page) and from there can be directed to the south, into **Standpipe 2,** or to the west into Standpipe 3.

**(Former) Standpipe 2**, is no longer used.

**Standpipe 3** feeds to the south through the alley between Emerald St. and Turquoise St. As well as feeding to the west, and intoStandpipe 4.

**Standpipe 4** feeds to the south, for the lots on the west side of Emerald St. and for various lots directly adjacent to those on Emerald. Standpipe 4also feeds to the west, into Standpipe 5.

**Standpipe 5** feeds to west to serve those lots along Illini St., west of Parkman Lane and to the south for the most of the remaining lots within Phase Two.

Each standpipe is equipped with valve wheels on the top of the pipe, used to open and close the valves that direct water flows. By opening a valve, water is sent in that valve’s direction. Standpipe 2, is the only pipe in the system located below the canal level, and for this reason, it is the only standpipe, and is used to regulate the water flow into this pipe, and thus prevent overflowing.

Overflowing occurs when there is more water coming into the standpipe, than there is water flowing through, and into the system, past the standpipe. This mainly occurs if the canal level fluctuates during an irrigation cycle, or if an irrigator shuts their water down before the next irrigator opens. **It is the responsibility of the lot owners who must use Standpipe 2, to monitor the flow into this pipe and prevent any overflow that may occur.**

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**STANDPIPE GUIDE**

**TO GET WATER HERE…. DO THIS…..**

**LOT #12 STANDPIPE#**

**1 thru 7 OPEN SOUTH VALVE ON STANDPIPE 1**

**8 thru 19 OPEN WEST VALVE ON STANDPIPE 1**

**OPEN SOUTH VALVE ON STANDPIPE 3**

**20 thru 28 & OPEN SOUTH VALVE ON STANDPIPE 1**

**73 thru 88 & OPEN NORTH & SOUTH VALVE ON**

**90 thru 93 ~~STANDPIPE 2~~**

**(remember to *regulate* inflow to prevent *overflow)***

**29 thru 36 & OPEN WEST VALVES ON BOTH STANDPIPES 1 & 3**

**89, 98, 99, 108 AND OPEN SOUTH VALVE ON STANDPIPE 4**

**37, 38, 39, & 44 OPEN WEST VALVES ON STANDPIPES 1 & 3**

**40 & 41 OPEN WEST VALVE ON STANDPIPE 1 ONLY**

**42 & 43 NO NEED TO OPEN ANY STANDPIPES**

**45 thru 48 OPEN WEST VALVES ON STANDPIPES 1, 3 & 4**

**61 thru 72 & OPEN WEST VALVES ON STANDPIPES 1, 3 & 4**

**94 thru 97 & OPEN SOUTH VALVE ON STANDPIPE 5**

**100 thru 107**

**49 thru 60 OPEN WEST VALVE ON STANDPIPES 1, 3, 4 & 5**

**ALL OTHER STANDPIPE VALVES MUST BE CLOSED FOR PROPER WATER FLOW.**

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1. **SCHEDULING**

Currently, irrigation is scheduled for every other week for both Phase 1 & 2. As more and more lots are filled and begin to irrigate, this schedule will change. Any lot owner who has sufficient funds (no less than $25.00) in their irrigation account, and our current with their HOA dues, may order irrigation. **Lot owners must remember that it is their responsibility to maintain their accounts.**

The schedule/order sheet located within the irrigation stand (Community Board) located at the northeast corner of Turquoise and Wood Streets, may include:

1. **NAME** The last name of the lot owner ordering irrigation.
2. **LOT#** The lot number the water is ordered for.

**3)** **HOURS ORDERED** Water hours scheduled

**4)** **START DATE/TIME** The date and time irrigation for that lot is to start.

**5)** **STOP DATE/TIME** The date and time irrigation for that lot is to stop.

**6) INITIAL or PERM** Initial hours you have requested, or, sign up for PERM.

**7)** **HOURS REQUESTED** Enter number of hours you have requested.

1. **ORDERING IRRIGATION**

**Lot owners may order irrigation up to 5:00 p.m. the Wednesday before an irrigation cycle is to start.** This will allow sufficient time to prepare and post a schedule at the Community Board located at the northwest corner of Turquoise and Wood Streets.

To order, lot owners simply locate their name on the previous schedule, follow their line across to the “**TIME REQUESTED**” box, and enter their irrigation order in even hours or quarter of hours in that box and initial in the box next to it. If a lot owner is not listed on the previous schedule, they need only locate an empty line at the bottom of the list, and enter their name and irrigation order in the corresponding spaces.

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Lot owners should remember that the schedule rotates in a specific pattern to prevent the same lots from receiving the worst times. For this reason, **special requests for start and stop times cannot be honored.**

Lot owners will need to physically sign-up each time cycle if they wish to irrigate unless they have made previous arrangements with the Irrigation Scheduler or enter “**PERM**” and initial in the next box.

Completed schedules, or notices of delay, will normally be posted no later than 9:00 p.m. the evening before the scheduled start date.

1. **RECEIVING IRRIGATION**

Water will be delivered to the lots via the underground irrigation system. Each lot is provided with one (1) yard valve for the delivery of irrigation water. Several lots may also have an additional valve for use in flushing out the system and periodic maintenance. Through construction and landscaping, these valves may become buried. For assistance in locating valves, please contact the *Irrigation* Committee (on our website Northwoodparkestates.org).

Lot owners can determine their irrigation start and stop times by reading the irrigation schedule, posted at the irrigation stand. **Please be accurate in your start and stop times,** due to limited allotments, three to five minutes turns out to be a lot of water. **Lot owners who abuse their start and stop times may be penalized by the POA, up to and including revocation of the ability to use our system.**

It is the responsibility of each lot owner to operate the system for delivery of water to their lot. This may be as simple as just opening their yard valve, or as complicated as opening several standpipes to direct water to their lot. Therefore, it is important that each person who may use the system, knows how the system operates. **Interruption of water and the loss of time due to the lot owner’s inability to properly operate the system will not be refunded or credited back to their account.**

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Lot owners who abuse the availability of the *Irrigation Committee* and/or the *POA*, for assistance in operating the system, may be penalized up to revocation of the ability to use our system.

It is the responsibility of each lot owner to maintain all their irrigation water to their lot.

Runoff water not only causes muddy streets, but may damage landscaping that is not designed for irrigation. RID may also levy fines for runoff and water waste.

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