



Canyon Estates Property Owners Association

1055 Canyon Estates Drive

Fish Haven, Idaho 83287

canyonstatespoa.board@gmail.com

Date: August 7, 2025

Subject: Water Meter Requirement and Compliance Deadline

Dear Canyon Estates Property Owner,

As discussed at our annual homeowners meeting on 24 May 2025, all homeowners are required to have a water meter and backflow prevention for the water service lines to their properties. A double check valve typically built into the water meter riser is the minimum acceptable back flow prevention method. **A deadline of 15 September 2026 is established for all homeowners to comply.**

The water meter requirement for existing homes has been discussed at annual HOA meetings beginning in 2019. It is also required that all new water hookups have a water meter installed.

During a recent meeting of the Canyon Estates Property Owners Association Board, the requirement for each property to have a **water meter installed** was reviewed and reaffirmed.

This requirement is in place to help the community **stay in compliance with Idaho Department of Environmental Quality (DEQ) regulations, Idaho Rules For Public Drinking Water Systems (IDAPA 58.01.08.552.06)** and to **protect the integrity of our community water system**. Specifically, water meters assist in:

- **Preventing potential backflow into the community water supply**, which can pose health and safety risks,
- **Monitoring water usage**, and
- **Detecting leaks** early, which helps reduce water waste and avoid costly damage.

Please take note of the following compliance requirements:

- **The compliance deadline for all homeowners is September 15, 2026.**
- **Monthly Fine for Non-Compliance:** A fine of **\$75 per month** will be assessed beginning **October 1, 2026**, for any home that is not in compliance by the deadline.
- **Vacant Lots:** A water meter is **not required** for vacant lots **unless a water connection has been established**. Once a connection is made, the property must install a water meter in accordance with this policy.
- **Ongoing Compliance (Photo Submission):** Each home is required to submit **two clear photographs** of the water meter annually, with readable meter numbers:
 - **One photo in May**
 - **One photo in October**
 - **Send photos to canyonstatespoa.board@gmail.com**

Example Photo of Water Meter



If a property owner is **unable to meet this photo submission requirement** due to special circumstances, please contact **Randy Boyd**, a member of the Board, to discuss available options.

Each homeowner is responsible for the water meter installation and performing or contracting for the work. As a potential resource, the board and several homeowners have used a licensed plumber based in Logan Utah to perform work on our water system recently. Also, our local water system operator is a general contractor and has an excavator

and plumber which can also perform this type of work. Their contact information is as follows:

S-Flo Plumbing, LLC, 1150 W 600 N #3 Logan, UT 84321, 435-760-6097,
sfloplumbing@gmail.com

Turner Carpentry Services Inc, 592 Main St, Burn, ID, 83220, 208-766-3451,
turnercarpentry@dcdi.net

Thank you for your cooperation in helping keep Canyon Estates safe, compliant, and functioning efficiently. If you have any questions or need assistance, feel free to reach out to the Board.

Sincerely,

Canyon Estates Property Owners Association

John Smith Mark Scadden Randy Boyd
Tony Spehar Mike Groat