To Members of the Montclair HOA Board October 27, 2017

The following is a timeline and synopsis of events regarding the repair of the Montclair Subdivision irrigation main:

October 5, 2017

At 5:09 PM Ray Musser sent out an e-mail notifying the Board and Will at WD Yards that there was a leak at the northeast corner of 805 Montclair Drive and that he had shut off the irrigation main valve and the pump.

October 9, 2017

Monday evening Ray and I went to inspect the leak area. Earlier in the day, WD Yards had dug a small exploratory hole where the water was seeping out of the ground to try to determine the direction of the water source. We opened the main valve to determine the leak’s location and a small flow of water came up in the northeast corner of the test hole. I contacted WD Yards to call for locates and set up an excavation team to find and repair the water leak. The locates were completed by the end of the day of the 13th.

October 16, 2017

Monday morning WD Yards is on site with “pot-hole” equipment and starts excavating for the leak. The leak is located approximately 42” below grade, right below the preliminary exploratory hole and water is spraying out of a joint in the pipe. The irrigation pipe is in a straight line with the irrigation box and the northeast corner of 805 Montclair Drive. The defective joint is about 5-6 feet from the corner of the house. The irrigation pipe is 6” in diameter and has a male/female joint that uses a rubber o-ring in the female bell of the pipe to seal the joint. The bell is upstream. The rubber o-ring had apparently blown out. We tried to shut the main valve to repair the pipe, but also discovered it wouldn’t shut off. I called the Palisade Irrigation District to shut off their valve. It was at this time we discovered the main valve in the irrigation box was defective. (The Irrigation District replaced the main valve the week of the 23rd) Once the water is shut off, WD Yards cleans out the excavation area and cuts out the defective joint. I asked WD Yards to run a rod up the pipe to see if there was a 45 degree joint in the pipe between the cut out and the house at 805 Montclair Drive (hoping the irrigation main turned and ran parallel to the house). It was determined that there wasn’t a joint and the pipe runs under the house.

Based on the angle of the pipe and the destination to the pump house, I have to assume the pipe is buried in a straight line from the valve box to 818 Montclair Drive and is at a minimum under the foundations of 805 and 807 Montclair Drive.

October 17, 2017

The morning of October 17, WD Yards installs a repair sleeve over the pipe. The Palisade Irrigation District turns the water back on so that we can confirm the repair isn’t leaking. We determined that the repair was a success and WD Yards filled in the excavation area and replaced the ground cover.

Michael A. Davis

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