



Why Your HOA Pays More for Water Than It Should — and How to Fix It

Water Flow Innovations LLC

Flow Conditioning Device (FCD)
waterflowinnovations.com

Your common area irrigation, pool, and clubhouse facilities all draw from the same master meter — but it counts more than arrives. **Irrigation startups, pool replenishment, and clubhouse HVAC cycling create the conditions for air, gas, and turbulence to form in the line at your meter — and you're billed for it.** The FCD (Flow Conditioning Device) corrects the measurement. Every resident amenity and common area service stays the same. Your water bill drops — and so does your sewer bill, because sewer charges are calculated from the same inflated meter reading. One device. Two bills fixed.

WHY HOMEOWNER ASSOCIATIONS WATER METERS OVER-READ

The Core Problem: HOA Water Costs Come Directly Out of Assessment Reserves — Every Dollar Saved Is a Dollar Back to Homeowners

HOA common area water costs are paid from monthly assessments and reserve funds — making every over-billed dollar a direct reduction in reserve health or an increase in homeowner assessments. Large irrigation systems, pools, and clubhouse facilities create high-intensity demand events at the master meter. The FCD corrects that without changing any resident service, amenity operation, or landscaping schedule.

THE THREE OVER-READING SOURCES UNIQUE TO HOMEOWNER ASSOCIATIONS & PLANNED COMMUNITIES



Irrigation System Zone Startups

Multi-zone common area irrigation startups create high-volume open-valve surges — generating air, gas, and turbulence at the master meter on every irrigation cycle throughout the growing season.



Pool & Spa Replenishment

Common area pool and spa evaporation makeup and backwash cycles create variable high-volume demand — compounding irrigation over-reading on every billing cycle throughout the operating season.



Clubhouse HVAC Cycling

Clubhouse and amenity center HVAC cooling tower makeup cycling with occupancy load creates continuous variable demand — adding a third over-reading source on top of irrigation and pool demand every billing period.



Portfolio Deployment: Each Community With Its Own Master Meter Is a Separate Savings Opportunity

HOA management companies and community association management firms overseeing multiple communities can deploy the FCD at every property with its own metered supply connection. Savings aggregate across the managed portfolio — documented on utility bills, reportable to each HOA board, and eligible for community green certification programs. The lifetime transferable warranty stays with each property through any board change or management transition.

BEFORE & AFTER THE FCD

WITHOUT FCD

- ✗ Air, gas & turbulence billed as water volume
- ✗ Irrigation startups inflate meter every cycle
- ✗ Pool replenishment compounds over-reading
- ✗ Water costs inflate assessments needlessly
- ✗ Sewer charge tied to inflated meter



WITH FCD INSTALLED

- ✓ Metered volume reflects water actually delivered
- ✓ Irrigation startups read accurately
- ✓ Pool replenishment measured correctly
- ✓ Water costs reflect true consumption
- ✓ Sewer charge based on real usage

5–30%

Average water & sewer bill reduction

46%

Highest documented single-site reduction

~1 Hour

Install time — water off about 1 hour

6-Mo

Money-back, no questions asked · install non-refundable

How the FCD Works — Four Steps

1

Installs between two pipe joints right after your water meter — water off about one hour

2

Creates a slight back-pressure that extends back through the meter, reducing air, gas, and turbulence

3

Delivers a laminar-like flow profile through the meter — the condition it was calibrated to read

4

Meter reads accurately. Bill drops. Irrigation schedules, pool chemistry, clubhouse HVAC, and every resident amenity are effectively unchanged.

FREE SAVINGS ESTIMATE

Instant estimate — takes 30 seconds, no contact info required.

waterflowinnovations.com/water-bill-savings-calculator

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CERTIFICATIONS

IAPMO

NSF/ANSI/CAN 61

KIWA

GMP

SQF

316L Stainless Steel · Made in USA
Under 0.8 psi pressure loss
Lifetime Transferable Warranty