

May 2015 Newsletter

Water Tower Project becoming a reality.

On May 8th the project documents and plans were handed over to the USDA for approval. Once the final project has been approved by the USDA, they will issue a letter authorizing us to advertise the project for bid. Currently we have plans to advertise this project on June 4th.

Before construction begins we will have a special meeting with property owners that border the construction site. At that time we will have a general contractor selected and project schedule we can share. This meeting should take place in the first two weeks of August as long as there aren't any delays.

If at any time you questions regarding the project please call our office. Frank can share site plans and answer any of your questions. You may want to call ahead to be sure Frank is available.



Annual Meeting

August 22nd, 2015

This meeting will immediately follow the HOA's annual meeting at MacPherson Park.

Meeting locations are accessible to persons with disabilities

New Water Rates Take Affect May 23rd



New Rates

Monthly Base Rate: \$34.59

Usage Rate: \$1.09

| Cubic Feet | New Total Bill | Increase |
|------------|----------------|----------|
| 100 | \$35.68 | \$11.85 |
| 300 | \$37.86 | \$12.37 |
| 500 | \$40.04 | \$12.86 |
| 800 | \$43.34 | \$13.67 |
| 1000 | \$45.49 | \$14.19 |
| 1300 | \$48.76 | \$14.79 |
| 2000 | \$56.39 | \$16.79 |

Working on a Summer Project?

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Spring Projects and Repairs

This spring has been full of projects and repairs. We have had four system repairs, installed one fire hydrant and replaced the lids on two pressure reducing vaults.

We have been able to use the Vac-Trailer that was purchased by the water company last October for all of the system repairs that we have had except for one where we had to call out a Vac-Truck because ours was just not big enough. This has saved the company approximately \$2000. We also repaired the Fire Hydrant next to the Ranch Chapel that had been at risk of leaking for many years. Most recently we had a water main leak on Basalt Drive early Sunday morning. Because of the timing of this leak we made a temporary repair that day and came back a few days later and made the final repairs. This leak was about 5' into the roadway, because of this we also had to do some repairs to the road. That is what made this repair take longer then normal.

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Business Hour: Monday–Friday 8:00 to 4:30 | We are closed for all federal holidays

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Spring Projects and Repairs (cont.)

We also replaced the lids on two of the 4 pressure reducing vaults. The old lids had manhole size access hole. This makes the vaults dangerous for the crew to be working in when doing maintenance. If something was to go wrong they could not make a easy exit. It also made working in the vaults very confined. When removing the old lids we found that they where very brittle.



We replaced these lids with lids that where street rated (8" thick) and had a access hatch that is 3 feet by 5 feet. This makes accessing and maintaining the equipment safer and easier. It also allows for an easy form of exit in the event of an emergency. These lids are also lockable and can only be accessed if you have a special tool.

We will be replacing the remaining two lids in the fall. Moving forward any vaults that are added to the system will be of similar to this new style.

New PRV Lids



Project Area Map

