

Lake of the Woods Mutual

November 2019 Newsletter

We finalized our 2020 budget for Lake of the Woods Mutual Water Company & we are hiring a fulltime operator for our system. In order to implement this and other improvements, we are having to increase our residential rates from \$68.90/month to **\$73.00/month starting January 1, 2020**. Our business rates will also be increased from \$102.82/month to **\$109.00/month**. We are anticipating that this will help us more with the needs of our community and our system.

Annual Assessment Fees

Please remember that we also add our **Annual Assessment Fee** every January. This fee is \$0.50/ share, most lots have 50 shares and are charged \$25.00.

Construction Contributions

We wrapped up our construction project just recently and wanted to give you an update on the cost contribution from all parties. California Department of Water Resources/IRWM contributed \$1,415,500, Federal USDA/Rural Development contributed \$1,201,858 and Lake of the Woods Mutual water company contributed \$100,000 for the Water Pipeline Replacement and Meter Project.

Flat Rate in effect till fall of 2020

We will be still using a flat rate system until at least next fall (2020), we spent all grant money putting in the meters and a few new lines with extra fire hydrants that were needed. We have applied for another grant to help cover the rate study and software for the meters to read, we should know by October if we have received that grant. We are also working on another grant to finish putting in new lines for our system. Please be patient construction was a daunting undertaking but we are making progress and we thank you for your understanding.

Winterizing

Once again, it's time to protect your home's pipes from being frozen by cold weather.

Please make sure all pipes and fittings outside your home are insulated! Some homes also require pipes under the house, in the crawl space, to be insulated.

Also, consider **insulating the service line** to a point below the freeze depth in your area. We have experienced frozen pipes buried as deep as three feet. (This was an extreme case because it was in a shady spot at a high elevation, but it can happen)

"Heating Tapes". (available locally) do a fine job of preventing freezing problems when electricity is available. Most come equipped with thermostats and indicators to show they are operating. They are reliable and efficient when used with insulation.

"Shut off Valves". All homes built in Lake of the Woods service area are required to have a pressure regulator and shut off valve installed for the resident's use on their property. Please mark your shut off valve in case there is a broken waterline in your home. **The valve at the meter is the water company's valve and is not to be operated, except by water company personnel.** If you would like to set up an appointment to install a shut off with our distribution officer the shutoff/turn on fees will be waived.

If water company is called out to shut off water to your property, there is a \$65.00 charge.