

PSA Annual Water System Report

July 2023

Over the last year, since our last annual membership meeting, our water system has pumped over eight million gallons of water out of the ground. We had a major water line break on Shore Ct that was repaired. This breakage was contributed to construction with a new power pole being driven into the ground a few feet away from the water meter, the PVC piping being exposed to the sun and unsupported for several days. If any person is planning to dig up the piping to their water meter or doing any work near the water meters or water main piping, they need to contact me so I can ensure there are mitigating measures in place to prevent system breakage. Additionally, any breakage that is caused by or contributed to the work being performed nearby, will be responsible for the cost of repairs.

We have had several properties develop leaks over the last year. These leaks have been repaired and I thank the owners for getting these leaks repaired.

Our generator suffered a coolant leak late last year. I was having to add coolant ever week or two. I got a generator technician onsite to diagnose the problem and he replaced a broken rubber plug at the bottom of the generator. He performed a pressure test of the coolant system and operated the generator with no further problems being detected.

A couple of months ago we had a member of our association back into one of our blow-off standpipes in the Shore CT area. The 2-inch pipe is bent over approximately 70 degrees, and it had reflective red tape on it. I am working to get a bid for repairs and the member will be billed for the cost upon completion.

Jose Raymundo mowed the grass and cleaned up both well sites in June. He is expected to be back in September to do it again to keep the fire danger around our well sites minimized. He did a good job.

I anticipate having a water committee meeting in late August or early September. The goal of this meeting will be to evaluate our spending year-to-date vs. our budget and the impact inflation on our budget/spending. Our management company has significantly increased our monthly rates over the last two years, and we need to ensure that the \$15 per lot, per month that is paid into maintenance and operation account is sufficient for the future operation of our water system. This is an unfortunate circumstance that we must deal with if necessary. Meeting time and location will be sent out via the PSA email group and posted on the reader board. Anyone interested is invited to attend.

We are blessed with truly great water here at Paradise Shores. There is no filtration, and no chemicals added. All we do is pump it out of the ground and to the properties. We contract a water management agency for emergency calls, periodic check-ups/monitoring, water meter reading, billing, and money collection. The rest is done with volunteers from our community. There is no person making regular rounds checking on the water system. We also have a lot of non-resident owners. Many times an absentee owner will not know they have a water leak until they get their bill every two months. With that being said, I ask all members to turn off their water at the meter if they are going to be absent for a long period of time, especially during the winter months. I also ask members who walk around the neighborhood regularly to keep an eye out for signs of a water leak. Please take action by notifying the property owner and notify Northwest Water at 360-876-0958 and report it. Prompt reporting is the key to minimizing damage and repair costs when it comes to water leaks. I also ask that people not use weed control chemicals such as Round-up as these have been linked to cancer and have the possibility of entering our ground water system and lake. There are other less harmful means that can be utilized such as a mixture of vinegar and Dawn dish soap, rubbing alcohol solution, boiling water, or a propane torch.

We have 5 \$100k CDs, purchased in November 2022, that have earned \$10,452.90 of interest as of 6/30/2023. The goal is to get our reserve funds to \$1 million then conduct a reserve study to see just where we need to be with then current pricing for equipment life cycles and catastrophic failures.

If you have any questions or comments, please contact me via email or phone. If anyone is interested in helping with the water system, such as generator operation, pump operation during an outage or system causality please contact me.

Respectfully,

William James, PSA Vice President/Water Committee Chair