

## Water Committee Report

21 September 2025

**William James, Water Committee Chair, PSA Vice President**

During the last two months, 62 days (June 25<sup>th</sup> to August 26<sup>th</sup>), our well pumps pumped a total of 5,145,180 gallons out of the ground.

24 accounts exceeded their allotment. The highest usage was 16,266 cubic feet (121,678 gallons), averaging 1,962 gallons per day.

20 accounts are past due, and two are pending service suspension. One account is suspended.

Our five water system reserve CDs have gained a total of \$15,573.95 for the months of since purchase at the end of December.

Members are urged to turn off their water at the meter if they intend to leave for an extended period. Turning off your water will help prevent leaks and Thousands of dollars in water charges and possible costly repairs.

There were three incidents in the last month where we had a power a voltage fault on the water pump controllers and took them offline. During the incidents the system fell to about 20 PSI, normally set to 40 PSI. We have had no other faults since. I continue to monitor the system via the monitoring software daily. During the last event I fully checked out the system and found the GFCI receptacle for the generator block heat was tripped. I reset it and a little while later ran a fully system test where the automatic transfer switch started the generator and switched to it for power for 20 minutes. No other problems were noted. After doing some research/studying of the manual for the pump controllers, I believe there is an auto restart feature I can enable that will help prevent these controller issues. This auto restart feature will allow the controllers to shut down the pumps during a voltage fault and when voltage returns to normal restart the pumps and continue normal operations. I plan to implement this change today after the meeting. Hopefully this will increase reliability in our water system.

I encourage people to contact myself or NorthWest Water if they experience any water system problems.

I am concerned with the output capacity of our booster pumps. After trending them over that last year with all the daily reports I get, it appears evident that one pump is not handling the daily load as easily as the other. This pump is the former always on service pump, for about 15 years. Additionally, with more people living full-time in our HOA, and more people visiting during the warmer months demand has increased. I fear

there is excessive wear and tear of the one pump, and that both pumps may be either under powered, or too small for the task. To address this concerns I have asked NorthWest Water to draft a bid to investigate/evaluate our pumps for capacity and make recommendations and bid(s) to remedy any shortfalls. This bid is presented to the Board of Directors, and I make a motion to accept this bid and proceed forward. I will of course report any findings and recommendations/plans when received for evaluation and approval for future expenditures.

Another issue that has recently been brought to me is to install pressure relief valves for the lower part of the water system. The booster pumps maintain ~40 PSI discharge pressure from the pump house. Obviously as the water moves downhill the weight of the water itself causes an increase in pressure of 30-35 psi down at the waterfront level. This not only puts greater stress of private party piping, but also our own water main piping as this can also create a water hammer effect during large demand times and cause a siphon effect on the booster pumps and Olympic drive water main piping decreasing available pressure. I plan to have NorthWest Water create a bid to evaluate necessity/feasibility to install these valves, and the pros/cons to not installing/installing these valves. I hope to bring this to the BOD during the next meeting for approval, or earlier via email if possible.

I encourage members to volunteer in supporting the water system by receiving some system training and operational experience to respond to systems casualties. Specifics can be discussed offline with interested parties.

I plan to have a committee meeting to discuss/recommend the results of the booster pump evaluation and recommended upgrades bid to the BOD sometime after the evaluation is completed. I also intend to evaluate systems expenditures and revenue totals, and any necessity to raise rates in the future to maintain financially in the black. Meeting specifics TBD

Submitted by William James