

OAK MEADOWS SERVICE COMPANY NEWSLETTER

Issue 2, October 2009

As a property owner at Oak Meadows Ranch you are also an owner of Oak Meadows Service Company, also known as OMSCO, who own and operate the water and sewer systems. In this newsletter, and others to be published periodically, we will attempt to keep you informed on various issues relating to our water supply, and wastewater treatment.

FALL WATER TIPS

- This is a good time to plant since less water is needed to establish new plants. Experts do say though, that it is good to still water trees once a week until the ground is frozen.
- Don't forget to winterize your irrigation system to avoid freezing and damaging lines.
- Fall is a good time to have your water heater/boiler inspected, drained and cleaned to prevent the buildup of sediment. The sacrificial anodes should be inspected, cleaned and replaced if needed. These are a key component of corrosion protection.
- Wrapping your water heater in an insulating blanket, and insulating hot water pipes are ways to save energy.
- Disconnect hoses from hose bibs, or faucets, to allow them to drain and prevent freezing.

WATER AND WASTE WATER RATES

The majority of the existing infrastructure that provides water and wastewater collection was installed in the 1970s and is very finicky. The water outages that have occurred this summer were due to old and failing infrastructure. The service company at some point in the future will need to start replacing this infrastructure including two of our water tanks. The operation of the water and wastewater system coupled with the ongoing legal expenses from the lawsuit with filing 2 have not allowed the service company to save reserves for repairing and replacing the existing infrastructure. The board has debated at length whether to address these deficiencies with a special assessment or to address it through service fees. The consensus is that special assessments were less favorable and less sustainable than increasing services fees incrementally. The decision made by the board is to automatically increase both water and sewer base rates by 5% annually effective January 1st. The company's financial standing will be reviewed annually to decide whether to remove the rate increase.

The board would appreciate any feedback on this topic. Mail: P.O Box 1178, GWS 81602 or
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