

La Mesa Water Cooperative WaterGram - January 2012

Important Change in Fees and Policies

In 2011 the Co-op began to base fees on monthly usage. We also made changes to our tiered rate structure and our leak policy. These changes made it difficult to estimate our 2011 income from usage fees. Unfortunately, our usage income estimates were overly optimistic and, although our expenses were less than expected, we ran a usage income deficit of \$16,000 for the year.

As a result of this deficit, the Board regretfully voted to increase our usage fees. The revised tiered structure is:

Monthly Usage	\$/1000
Less than 5,000 gal	\$1.25
5,000 to 10,999 gal	\$2.50
11,000 to 13,000 gal	\$4.25
14,000 to 16,999 gal	\$8.00
17,000 to 20,999 gal	\$30.00
21,000 or more gal	\$50.00

There were no changes in any other fees, including the \$33.00 base fee. The new fee schedule is located on our web site.

Effect on Monthly Bills

Under the new rate structure the average member's pretax bill for January will go from \$36.28 to \$38.81, and the average member's bill for July will go from \$45.59 to \$57.28.

Policy on Wasted Water

The Board recognizes that homeowners may experience unpreventable water waste. For this reason, the Board has a policy of allowing members to apply for relief from some of the cost associated with unpreventable water waste. Because of ambiguities in the existing "leak" policy, a revised policy on the unpreventable waste of water has been adopted. The new policy is very similar to the existing policy, but emphasizes that relief will not be granted for waste that the homeowner could have prevented or mitigated.

The Policy on Unpreventable Waste of Water appears on the back of this page. It is also located on our website.

Emergency Contact List

Occasionally we have disruptions in service or other situations where we need to urgently communicate with our members. We are establishing an e-mail list to notify members of water emergencies and other issues in their immediate neighborhood. The list will not be used for any other purpose. The list is voluntary, but we urge you to take advantage of this opportunity. If you wish to be on the list, send your e-mail and street address to alerts@lamesawatercoop.org

Prevent Frozen Pipes

Please don't forget to disconnect your outside hoses and insulate your exterior faucets. Inexpensive foam insulating boxes can be purchased at most hardware stores. On particularly cold nights it is helpful to open cabinets doors under sinks located near exterior walls.

Good Practices When Owners are Absent

When owners are on vacation or absent for more than a few days homeowners should either turn off the water to their house (and set water heaters to "vacation") or have someone check the interior and exterior of their homes at least twice a week. Most expensive water leaks occur when members are absent.

Progress on New Water Source

Our two oldest wells are approaching the end of their useful life. For the last several years the Board has been planning for a new water source that meets Federal arsenic standards. Because arsenic treatment of well #3 (presently withdrawn from service because of high levels of arsenic) is not economically feasible, the Board decided to drill a new well. We initially planned to locate it near well #5. However, high costs at this location and concerns with possible adverse effects on the well #5 led to the decision to replace our oldest well (#1). This substantially reduces costs by allowing us to take advantage of the infrastructure already in place at the site. We are on schedule to drill this well in this spring and have it in service in 2013. This well will have an expected life of 30 years.

Visit us at lamesawatercoop.org

Please see other side

La Mesa Water Cooperative

Member Fees and Rate Schedule

Effective January 1, 2012

Applies to La Mesa and Sundance Mesa subdivision property owners

Member Water Usage Fees:

The La Mesa Water Cooperative uses monthly billing.

- A fixed charge of \$33.00 per month is billed regardless of water usage.
- In addition to the fixed charge, there is a monthly charge for every thousand gallons that is calculated as follows:

Monthly Usage	Cost per 1000 Gallons
Less than 5,000 gallons	\$1.25
5,000 to 10,999 gallons	\$2.50
11,000 to 13,999 gallons	\$4.25
14,000 to 16,999 gallons	\$8.00
17,000 to 20,999 gallons	\$30.00
21,000 or more gallons	\$50.00

Membership Fees:

Stand-by fee (until a water meter is installed)	\$ 80 per quarter
Membership transfer fee	\$100 each transfer
Delinquent account fee	\$ 20 per month
Reinstatement fee (payable upon reinstatement of a former member)	\$500 per event

Sub-division Fees (For Owners subdividing their lot and requesting an additional water connection).

Additional water rights acquisition fee	\$10,000 one-time
Extending water distribution system fee	Time and materials + \$50*
Service connection and meter installation fee	\$250 one-time

* Covers project coordination, administration, updating drawings/records, inspection and billing.

Other Fees:

Copies of Articles of Incorporation, Bylaws, Meeting Minutes, Monthly Financial Reports, and the current Consumer Confidence Report are provided to members upon request, at no charge. Copies of all other records will be billed to the member at \$0.10/page + \$40/hour (these charges reflect the Co-op's cost to copy the records).