

Lake of the Woods Mutual

November 2021 Newsletter

We would like to invite you to our board meetings for any questions you have, via [zoom.com](https://zoom.us), November 4 and December 2, 2021 at 6 pm **ID# 817 5705 6752 Password: 566959 Phone #669-900-9128** or in person at our office 3534 Mt. Pinos Way.

2022 Budget

Our 2022 budget is finalized and our rates will stay the same for 2022. This means our base rate for all meter sizes and our Cubic foot charge for water will stay the same.

Bylaws to be Amended

On October 2nd, the proposed amendments to the Company's Bylaws passed, by a vote of 6453.50 in favor and 100 against.

Grants 3.5 & 5 Million

Our 3.5 million main line replacement grant is with the SWRCB (State Water Resources Control Board) & we received a commitment letter for 5 million with DWR (Department of Water Resources). Since then, Lake of the Woods has worked with both SWRCB and DRW and our consulting group Self Help Enterprises and have decided to streamline the grants under SWRCB so that our funding and claim management is all under one grant.

2019 and 2020 Taxes

Our audit is done, and our 2019 financial reports are ready. We are waiting for the 2020 financials to be done to send them out together. As of 2019 and forward we will be having our accountant prepare our books for our auditor to review and prepare our financial report. This additional step will help us meet the GAAP (Generally Accepted Accounting Principles) grant standards. For your convenience they will also be located on our website.

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.

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.