Lake of the Woods Mutual Company

Website: https://www.lakeofthewoodswater.com/

December 2026 Newsletter

Operating hours – Monday to Friday 9-3. Closed all federal holidays.

RATE INCREASE FOR 2027

Lake of the Woods's board of directors have thoroughly gone over our budget for 2027. **Please see our website https://www.lakeofthewoodswater.com/ for our 2025 Treasury Report/Financial Statement and our new rates & budget.**

Annual Assessment Fee

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

New 2027 rate breakdown

Service Size (99% are 3/4 inch)	New Rate
¾ inch Meter	$85.07
1 Inch Meter	$142.06
2 inch Meter	$453.41
Water charge per Cubic Foot (7.48 gallons)	$0.14 Cents

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STATE MANDATE: Hazard Assessment – Please fill out your Hazard assessment and return. Contact the office if you need a new one. We need every home to fill this out. Refusal to comply can result in water service termination.

Vacuum breakers - DOUBLE CHECK YOUR HOSE BIB METAL BEFORE PURCHASING A VACUUM BREAKER. Brass vacuum breakers can cause severe metal erosion and fusing when connected to garden hose bibs made of different metals, primarily due to an electrochemical process known as **galvanic corrosion.** If a brass vacuum breaker is screwed onto an aluminum fixture (or if an aluminum hose is screwed onto a brass vacuum breaker), **severe corrosion will occur quickly.** Most residential outdoor spigots are made of solid brass. If your hose bib is brass, attaching a brass vacuum breaker is **completely safe** and will not cause galvanic metal erosion. Because they are the same or highly similar copper-based alloys, they are electrochemically compatible.

"Hard to Find Leak" Solutions

If your water bill is high due to a continuous leak, but you cannot find the leak, it could be the water softener or the Reverse Osmosis (RO) system failing internally. If you know the toilets and faucets are not the problem, you can contact our office to have the Operator come out and monitor the meter while the homeowner turns off the valve to the water softener or the RO. Once the valve is off, the Operator will let you know if the meter shows the leak has stopped.

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This exact situation recently occurred to a shareholder and allowed them to identify the problem. See attached for more water saving ideas

PLEASE UPDATE YOUR CONTACT NUMBERS WITH THE OFFICE: Please call the office to update all your accounts with your current phone number. This is to ensure you get up to date info when we need to contact you about boil notices or anything else. We know a lot of people are removing landlines from their house and are now going to just cell phones. If you have not let us know we may still have that number for your account.

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 the 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 need to install your own shutoff valve and/or pressure regulator valve, please contact our office to schedule an appointment with the distribution operator to shut off the water at the meter so you can make your installation. The shutoff/turn on fee will be waived.

If the water company is called out to shut off water to your property, there is a $150.00 charge.

As always you are invited to our board meetings which are held via zoom or at our office on the first Wednesday of the month at 10:00am, zoom link Id# 825 6479 4298, Phone #669-900-9128. If you want to attend in person, please submit a written/verbal request 24 hours in advance as space is limited.

If you have any questions, please call the office at 661-245-1448.

Thank you,

Board of Directors, Mary Dreier – President, Daryl Beckstrand - Vice President/ Treasurer, Martin Morehouse - Secretary, Joan Kotnik - Director, & Richard McGee - Director