

# Squaw Valley Mutual Water Company Newsletter

Fall 2008

P.O. Box 2276, Olympic Valley, CA 96146-2276

## Notes from Board Meetings of August 30 and October 25, 2008

Two new people were elected to the Board at the Annual Meeting; Ken Bossung and Lynn Suter. Both are second homeowners. Margot Garcia was re-elected.

President Margot Garcia gave an annual report and also spoke about information on current and potential water use from the Squaw Valley aquifer as gleaned from the Draft Supplemental Environmental Impact Report on the Water and Sewer Agreement between the Public Service District and the Resort at Squaw Creek.

New officers were elected:

President – Margot Garcia  
Vice President – David Mercer  
Secretary – Lynn Suter  
Treasurer – Alisa Adriani  
Assistant Treasurer – Ken Bossung

John Collin's new contract as Operations Manager was approved. It had been renegotiated because he had to fill the day-to-day operations with a series of new people.

October's meeting focused on developing and approving a series of policies and new fees. The Board also discussed at length the issue of refunds for members that are unable to use their property for an extended period of time. The issue was that even if the house is not inhabited, construction workers need the water on and use it. If the house is not inhabited for at least six months, probably irrigation water is turned on. So, the only way to ensure that water is not being used is to turn it off. Hence the policy is framed in those terms and refunds prorated for the length of time the water is off.

Alisa Adriani, Treasurer reported to the Board that the Mutual was able to finish the fiscal year without going to the Line of Credit (LOC). We ended the fiscal year with a balance of \$27,994. Those funds are carried over for capital improvements.

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### Fees for New Construction, Remodels, and Rebuilds

1. There is no "connection fee" for new development because all vacant lots have been paying member dues to the Capital Assessment and Operating Maintenance Assessment funds since the company began.
2. Plan check for remodel not involving sewer or water systems - \$100
3. Plan check for new construction or major remodel - \$150
4. Observe and/or inspect service tap into main water line \$150 plus any time after 2 hours charged at \$75 per hour.
5. Final inspection - \$150.

### Policy on Refunds

If a Squaw Valley Mutual Water Company member requests a refund from the dues paid the following policy, adopted by the Board of Directors on October 25, 2008, applies. In order to get a refund from the Water Services Dues the water must be turned off (see water turn on, turn off policy). The member must still pay the same dues (to Capital Assessment and Operating Maintenance Assessment Funds) as a vacant lot. In order to get the water turned back on, the member must comply with the new construction, remodels, rebuild policy.

The bills went out July 1. As of October 25, people owning 18 lots had not paid anything and people owning 42 lots had paid half.

John Collins reported on the operation of the water system. He is working to get the booster pumps by the Redwood tank operating automatically. We are purchasing an automated reader for the tank water levels, a number that has to be recorded daily. Fifty-one of the 90 valves in the system were located and exercised, all of the fire hydrants were tested and painted, and new stakes put by them so they are easy to find in the snow. **Please leave the stakes where they are. It might be your house that is saved by the fire hydrant being quickly found in the snow.**



President Margot Garcia thanked outgoing Board Members Terry Deveau (left) and John Chisholm (right) for their service.

## Water Use

John Collins reported the following gallons of water pumped.

	<u>2008</u>	<u>2007</u>
July	1,942,000	1,284,000
August	3,715,000	3,743,000
September	5,638,000	5,057,000

We are using more water than last year. All samples taken in September and October were negative for Total Coliform and E. Coli.

## Auerbach Report

At the Annual Meeting, Wally Auerbach and Senior Engineer Bree Allen briefed the Mutual on the results of their study of the water system. They looked at meeting current requirements for fire fighting and also for appropriate water pressure throughout the system. They came up with several findings.

Total Storage Volume (in gallons)

### We need:

Peeking Storage <sup>(1)</sup>	100,800
Fire Flow <sup>(2)</sup>	180,000
Subtotal	280,800
Emergency Storage <sup>(3)</sup>	70,200
Total Design Storage	351,000
Supply Deficit <sup>(4)</sup>	<u>108,000</u>
<b>Total Required</b>	<b>459,000</b>

(1) 25% of Maximum Daily flow

(2) Fire Flow = 1,500 gmp for 2 hours

(3) Emergency Storage = 25% of Subtotal

(4) Supply Deficit = the difference between the total demand volume (for the maximum demand day) and the total supply volume over a 24-hour period.

We currently have water storage (in gallons)

Redwood Tank	97,000
Steel Tank	<u>300,000</u>
Total	397,000
Need (see above)	459,000
<b>Additional Storage needed</b>	<b>61,875</b>

The Board has determined as its first priority replacing the redwood tank with a larger - 160,000 gallons - steel tank. The Board has contracted for the geotechnical, surveying, and design for the new tank so that we can build it in the summer. The cost is estimated at about \$400,000 including piping reconfiguration, new tank, temporary tanks while the new tank is being constructed, and administrative and legal (permitting) costs. We are working out the financing.

Auerbach's second recommendation was the installation of 705-feet of an 8-inch water line within Christy Lane at the southern most area of Mutual's service and 755-feet of 8-inch waterline within

Christy Lane near the intersection of Lanny Lane. This is to insure adequate fire flows and water pressure. The replacement of these lines will also allow for standard (500 feet) fire hydrant spacing along Christy Lane. New service boxes will be installed. The estimated cost for this project is \$326,000.

The recommended Phase III improvements are the addition of two pressure reducing valves: one at the intersection of Sandy Way and Navajo Way, and another at the south end of Apache Way. This change will allow approximately 30 lots to be added to the upper pressure zone, which currently includes only Squaw Summit homes. Right now the homes in this area, outside Squaw Summit, have very low water pressure. The total cost is estimated at \$258,000.

Phase IV improvements consist of abandoning approximately 1,605 feet of existing 2-inch to 6-inch galvanized distribution line along the back lot lines of the northern portion of Sandy Way starting at Wayne and going east. Such a replacement is necessary to improve fire flows and reduce pressure drop throughout the system. Service boxes will be relocated and new fire hydrants installed every 500 feet. The estimated total cost is \$418,000.

Recommended Phase V improvements consist of the abandonment of approximately 2,705-feet of existing 4-inch AC (asbestos cement) distribution main located between the houses on the east side of Sandy Way and the houses on the east side of Lanny Lane within the northeastern portion of the service area. Such a change is needed to improve fire flows and reduce pressure drop throughout the system. New service boxes would be put in and 11 new fire hydrants installed every 500 feet. The Total project cost is estimated at \$678,000.

The total cost for all the improvements is estimated at \$ 2,350,000. At this time, we cannot undertake such a massive project either financially or managerially. Therefore, we are starting on the first project, the redwood tank replacement to see how that goes.

Ideas for financing include a construction loan from a bank, from the state, from Mutual members, and from grants. Since we are a private company, we are not too hopeful about acquiring grants, but we will pursue them. Simply assessing each lot the cost of the project is also possible. In the long run that saves the Mutual money since we would not have to pay interest on the loan. Any and all ideas on how to finance the project are welcome.

## **Easements**

Lots in the Mutual Water Company service area have easements for water pipes. They also have easements for sewer lines that are held by the Public Service District. The SVPSD has notified lot owners in the Mutual service area of sewer line easements. The easements are not the same as those for the water pipes. The Mutual must be able to access its easements in order to handle pipe-line leaks and breaks. The property owner has reasonable use of the easement, but has to provide access. The Mutual can require lot owners to remove barriers to that access.

You can locate the easements by going to the county assessor's office and asking to see the official maps of the subdivision. The APN number for your lot - the one the county assessor uses to locate your lot - is on your property tax bill.

## **Resort at Squaw Creek**

The PSD Board of Directors on November 13 agreed to the findings in the Final Supplemental Environmental Impact Report and agreed to the Water and Sewer "Will Serve" letter that enables Phase II of the Resort to begin construction. The Resort agreed to cut back on irrigation water for the golf course in May through September, but will use 20.79 acre-feet more. The agreement includes a fee on the sale of condos that will be given to a special Community Fund for restoring Squaw Creek. The Mutual was following this closely because of the potential impact on the aquifer we all share from increased withdrawals and more wells.

**Squaw Valley Mutual Water Company  
Board of Directors**

**President** Margot Garcia  
**Vice President** David Mercer  
**Treasurer** Alisa Adriani  
**Secretary** Lynn Suter  
**Directors:** David Salinger,  
Stephanie Pierucci,  
and Ken Bossung

**Operations Manager:** John Collins  
**Office Managers:** Cory & Anne-Marie Giese

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Comments and ideas for articles are always  
welcome.

**Special Board Meeting  
December 20**

**9:00 am**

**Community Room**

**Agenda:**

**Discussion of Auerbach Report and  
Financing of Redwood Tank  
Replacement**

*Watch out for freezing water pipes. Leave a little drip  
in a faucet when freezing weather is expected.*

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