

WOLF CREEK PROPERTY OWNERS ASSOCIATION WATER RATES

Wolf Creek Property Owners Association (WCPOA) maintains a water system to provide safe drinking water to all members. Our Water Manager treats and tests the water for purity on a daily basis. There are two wells in the Cottonwood subdivision that supply a reservoir. Individual wells are not allowed.

All connections to the water system must be approved by WCPOA and must have an approved water meter. An initial connection charge of \$6,480 is required prior to installation of the connection and the meter. Any maintenance and repair of the line from the meter to the residence is the responsibility of the homeowner as the HOA will be responsible for the service line connecting the meter to the main line, as well as the meter itself.

Our water rates are based on a three-tier system recognizing that more use, results in more expenses and that conservation should be encouraged. WCPOA is also limited to a daily maximum that can be drawn by our wells.

Meters are read twice a year, in the months of April and October. The WCPOA keeps records of meter readings and calculates the Member's usage since the last reading. Usage is averaged over the number of days since the last reading and that average is recorded as Gallons Per Day (GPD) for the last period.

Everyone with a connection pays an annual Base Rate of \$648, billed semiannually at \$324. The base rate is set to approximate our annual cost to provide water, but also includes water, up to 500 GPD.

Above 500 GPD, up to 1500 GPD, a charge of \$.34 per GPD is added to the base rate. Any use above 1500 GPD is charged at a rate of \$.46 per GPD.

WCPOA has compared our rates to other homeowner associations in the valley and find that they are comparable or below the typical rate for similar systems. Water rates are set by the Board of Directors and may be adjusted from time to time to meet the actual expense to provide water to our members.