

Description

The Wolf Creek Property Owner's Association water system provides potable water to properties in the WCPOA. It is an asset of the community, and the community's responsibility to maintain.

Water is pumped from two wells along Cottonwood Drive to a reservoir on Virginian Ridge. Water then flows downhill from the reservoir to most properties in the Association, with gravity providing the water pressure. A few homes at the level of the reservoir are served by booster pumps that pump water from the reservoir to those homes.

Most of the water system pipes were installed in the 1970s. Some pipes are newer - some installed as recently as 2005 - with replacement pipe installed between Cotton and Green Meadows in 2023-2024. The pumps, valves, meters, and other equipment vary in age.

Glossary

Transmission Line - a 4" water main (pipe) that carries water from wells to the reservoir.

Distribution Line - water mains (pipes) that carry water from the reservoir to homes in the association. These vary in size from 4" to 1.5".

Reservoir - a concrete tank that holds 30,000 gallons of water.

Branch Line - carries water from a distribution line to an individual property.

Water Meter - a device that measures how much water flows through it. Each property in the Association is metered. We also have meters on some transmission and distribution lines to aid in system management.

Booster Pump - an electric pump that sends water to a few houses in the Association. Most of the properties in the Association are fed by gravity from the reservoir and don't require booster pumps. Pumps are used for properties that are close to the same elevation as the reservoir.

What is the Water Program

The Wolf Creek Board of Directors began pursuing a major update to the water system in 2024. Doing all necessary work at once is prohibitively expensive, and the Board is seeking to update the water system in a series of projects over a period of years.

The primary focus of the program is to replace the water mains in the system - including the Transmission and Distribution pipes. Related work is required on some of the system equipment to allow better management and leak detection in the system.

The Board is the governing body and sponsor of the water program. Association members elect the Board members and Association members must approve budgets and expenditures.

Jim Segar is the volunteer program manager, working with the Board to define and plan the program.

The Association has two part-time paid positions to maintain our common areas: the water system and roads. Doug Hale, of [Alpine Environmental](#) is our Association water manager, and will manage individual projects, with the assistance of our facility manager, Jim Conover.

Why Now

Leakage - State Law: The [Water Use Efficiency Act of Washington State](#) specifies that water systems should leak no more than 10 percent of the water they pump. In recent years our system has leaked as much as 75 percent of the water pumped. Over the years, leaks have been fixed when they can be located. Currently the system leaks between 30 and 50 percent of the water pumped, depending on a number of factors. The state gave the Association until 2017 to meet the 10 percent target. Several years ago the Board established 20% as the Association's goal. We have not met either the 20% goal or 10% target.

Leakage - Cost: Pumping water requires electricity, and produces wear and tear on pumps and other equipment. When we pump water back into the ground through leaks in the pipe it increases the cost of electricity and the wear and tear on the system.

Reliability: Repairs to the water system can require that the system be turned off. When major leaks occur, these outages may not be scheduled, and water can be turned off for hours or days with little or no notice. It is the desire of the Board to limit the length and number of system outages, and to have those outages planned to the greatest extent possible. During one recent pipe replacement project water was turned off for several days with only hours notice. The Board is working to be proactive with future replacement projects to prevent unplanned outages.

Age of the System: Engineers who have evaluated the water system have recommended that the water pipes be replaced in the next 15 years. They predict that more leaks are inevitable due to the age and quality of the system. Leakage history indicates that some pipes in the system were not installed correctly, reducing their useful life significantly. [2013 Water System Assessment](#)

Water Quality: The water system provides high quality, safe water to the entire Association, and has for many years [2025 Consumer Confidence Report](#). However, every time repairs are required the potential exists to contaminate water. Large leaks can also contaminate water - at least one house on Cottonwood Drive had dirt in the water for several years until a large leak nearby was detected and fixed. By minimizing the number of times that we dig into the system we can minimize the chances of contamination.