

# THE BUBBLER

September 2018

Blue Lake Springs Mutual Water Company Newsletter

## Information ~ Communication

Please be aware of preliminary construction activity happening in the subdivision. Mazingo Construction has been working in several areas pot-holing, be aware of traffic control signs.

The next few weeks should bring activity to Blue Lake Springs as equipment and supplies will be brought in.

Thank you so much for your patience and cooperation during this exciting time.

Thank you!  
BLSMWC Staff

Thank you for your patience during our project!!  
If Rome was built in a day, we would have used the same contractor!!

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# General Manager's Report

Dear Shareholders,

Our USDA Infrastructure Improvement Project has started, with our Contractor Mazingo Construction "potholing" (locating) our old mains in preparation for trenching and installation of the new mains. We have information on our website. Please check it out.

## August Usage

August usage was down from last year.

This makes the fourth straight month that our usage has been less, to the tune of almost 1 million gallons below last year at this time. I think this shows sensible water use. Thanks for conserving, here are the numbers.

August

2018 5,037,000 gallons

2017 5,354,000

2016 5,804,000

2015 4,066,000

2014 5,262,000

2013 7,992,000

We have saved 33% this month compared to August of 2013, for State Drought comparison year.

## Wells Drawdown

The water levels in our wells 2,3, and 4 is slightly lower than last year, but after the Labor Day holiday, the demand will drop and there will be plenty of storage in our wells to carry us through the rest of the year.

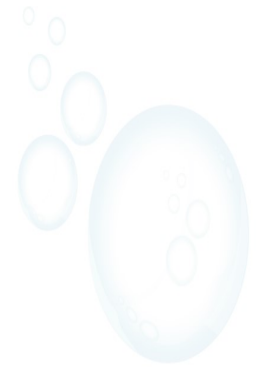
## Hard Water

Blue Lake Springs gets 1/2 of its water from Calaveras Count Water District. This is treated surface water from the Stanislaus River. This water is considered "soft" water. The other half of our water comes from our 3 wells at White Pines Lake and is considered "hard" water because of the dissolved minerals in it. Hard water can leave a residue on dishes and glasses. If you are having problems with hard water, you may want to look into getting a water softener. We are looking into the possibility of blending CCWD water with our well water to soften it, but that won't be done until our infrastructure project is completed.

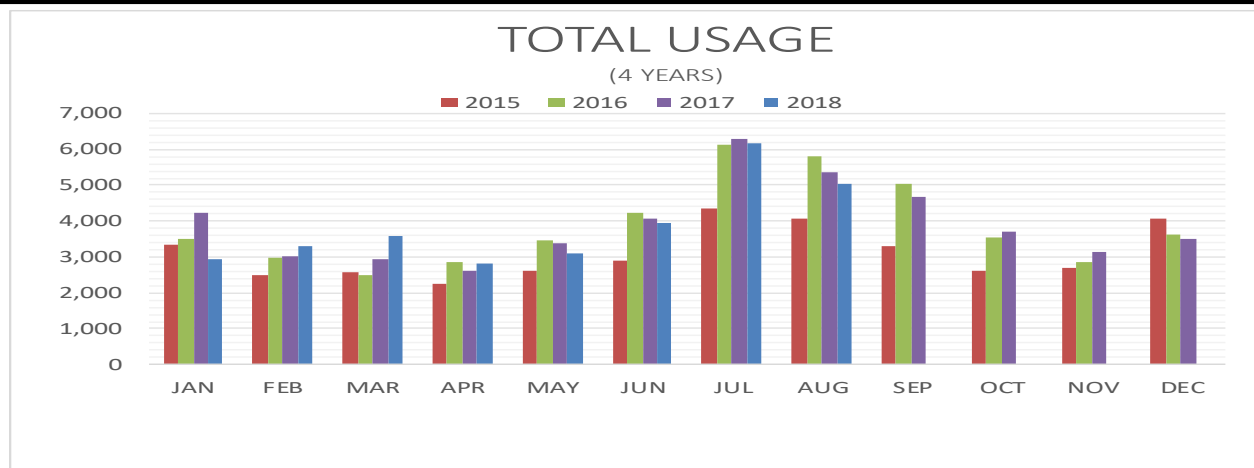
Thanks

Dave

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## AUGUST WATER USAGE CHART



## President's Message

Finally, "The" Project has begun, and you will be seeing Mozingo Const. workers in the subdivision as they prepare to move equipment and supplies in.

The Water Company is making every effort to let homeowners know in advance when the phase that affects their neighborhood will begin. We are on Facebook ([BlsMwc](#)), NextDoor, and have reached out to the customers through our email bank (again, IF we don't have your email we need it) and we will be using snail mail as well. If you know of any homeowner that doesn't know what's going on, please encourage them to contact us. We know and understand that the best intended methods of out-reach can fail, and not everyone reads what is delivered in the mail.

There is a prominent spot on our website [www.blsmwc.com](http://www.blsmwc.com) that provides up to date information about The Project. It's easy to find and is "one click" activated.

At the Town Hall Meeting in November 2017, I mentioned that calling the Water Company to obtain up to date and accurate information re: The Project would be preferable to cruising on Next Door. I will refer to some of the comments on Next Door like our failure to complete fixing potholes on a particular street in 2017.

The Water Company did not have a pot hole repair project as indicated but if you had called us, we could have given you the Calaveras County Agency responsible for Road Repair.

Questions and comments also found on NextDoor are:

"We were supposed to start this Project a year ago" ... the answer is, that we couldn't start until the funding was approved and the required bidding process was enacted.

"I haven't received any information about this Project". The answer is that we are using every means of communication we can find, including the same mailing process that forwards the annual billing.

However, I am sure we'll miss someone. IF we have missed you, call (209)795-7025.

IF you have a comment or question on The Project and are looking for accurate answers and information on how this project will impact your property, please call (209)795-7025 and we'll be happy to chat with you. Save Next Door for the Bears and Bear Claws ...

That being said, we are already receiving questions, and some are following a common theme. Those frequently asked questions (FAQs) will be on the Blue Lake Springs Mutual Water Company's website and the answers posted.

Our office is located at 1011 Blagen Road, right next to the Arnold Post Office. Feel free to stop in. All questions are welcomed.

Reminder: Check our website for the contractor's schedule. We will also be updating our Facebook page [BlsMwc](#) often.

Remember: [www.blsmwc.com](http://www.blsmwc.com) / 209-795-7025 / 1011 Blagen Road

Bob Maginnis

President, Blue Lake Springs Mutual Water Company

## Have an idea?

The Bubbler is published to keep Blue Lake Springs Mutual Water Company shareholders informed about issues and upcoming events. The Bubbler is a "monthly" newsletter and comes out following a regular scheduled Board Meeting so that we can keep you up to date on the most current information.

If you would like to submit an article or suggest ideas for improvement, please contact:

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TIME FOR  
SOMETHING  
NEW!

## Long Range Planning Report

The Long Range Planning Committee's (LRPC) effort over the past month continues to focus on the formulation of an Asset Management Plan and a recommended Reserves Fund Policy. Both are still in process with the goal to discuss with our committee members in September and formulate a recommendation to present to the Board of Directors (BOD) at our October 13<sup>th</sup> meeting.

MC Engineering submitted an Asset Management Plan proposal in early August. Since then, we have had a couple fact-finding sessions to discuss the specifics of the scope, proposed plan information that may already be available from prior studies and tasks that may potentially be performed by our staff. We agreed to approach the plan preparation in phases to look into the above areas and decide on the appropriate data and scope to meet our needs. The first phase is to develop an updated Asset Inventory Database (with consideration of the current USDA Project) based on data extracted from a previous BLSMWC Asset Inventory prepared in 2006 by HDR Engineering, along with our 2014 Water Master Plan and the more recent data compiled during the engineering phase of our USDA Project.

As mentioned last month, the Asset Management Plan is intended to provide the basis for a Capital Reserves Policy, and a Capital Reserve will be a recommended Fund within our overall "Reserves Policy". Based on the research performed, the Reserve Policy will recommend Restricted Reserves Funds (USDA Loan Requirement), Capital Assets Reserve Funds, and Operating Reserve Funds. Each Fund will have Target Minimum Amounts and strict guidelines on the Use and Authority, and Reporting and Monitoring. The agreed to reserve funds and target amounts will play an integral part in the annual budgeting process.



### To follow progress on the Infrastructure Improvement Project

Facebook: BLSMWC

Nextdoor

Our website: [www.blsmwc.com](http://www.blsmwc.com)

**\*\* Please make sure that our office  
has your email address to ensure that you are included on our  
Constant Contact email blasts**

BLSMWC: (209)795-7025