

# THE BUBBLER



October 2018

Blue Lake Springs Mutual Water Company Newsletter

## Its Time to Winterize!!



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### When Should You 'Partially' Winterize:

Anyone that does not live in their residence "full time", and those full time residents that leave for extended periods of time for vacations, etc. should 'partially' winterize as a precaution by turning off their water, even in the Summer months. It only takes a few minutes and if a leak/break occurs, the only amount of water that can potentially leak out will be what is actually in the lines at the time.

### When Should You Completely Winterize:

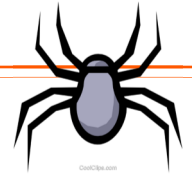
We advise our second home shareholders to start a 'full' Winterization on Labor Day Weekend, and don't stop until after Memorial Weekend. While we don't expect temperatures to drop low enough to freeze pipes this early into Fall, most of you will find that your 'visits' to the cabin will be few, if not at all before Thanksgiving. Many owners will leave after Labor Day with the 'intention' of returning before Winter sets in, only to find that 'all of a sudden' they are hearing that snow is falling at the cabin and they realize they failed to Winterize.

## Winterizing Checklist

While the 'set up' in each cabin can differ, the following is a simplified version of the procedure; 1) First determine if your Water Heater is propane or electric. If propane, go to the Water Heater and turn the settings dial to 'vacation'. Older Water Heaters may not have a 'vacation' setting, if so turn the dial to 'pilot'. If your Water Heater is electric, go to the main electrical service panel (typically on the exterior of the cabin) and find the 'breakers' marked Water Heater. Turn them off. 2) Go into the 'sub area' (underneath the cabin) and find the water supply line where it enters the foundation. This will 'typically' be a copper line coming out of the ground. The 'shut off' valve may be either a round handle not unlike the handle to your hose bib, or it can also be a 'directional' handle. If it is a directional handle, turn it until the handle is at a 90 degree angle to the incoming water line. 3) Once the water is turned off, find the lowest water faucet (preferably on the exterior) and open the faucet, and leave it open. If there is no exterior faucet, open whatever faucet is at the 'lowest' elevation point in the cabin. 4) Now, go back through the cabin and open every water faucet, shower/tub faucet, and flush every toilet. As an additional safety measure, make sure to partially open the shower head 'diverter' valve, if so equipped. Your goal is to eliminate as much water from the system as possible. 5) Lastly, close the door to your Dishwasher (if applicable) and turn on the Dishwasher for just a few seconds. This will activate the solenoid in the Dishwasher allowing what little water is in the line serving the Dishwasher to drain and prevent the plastic solenoid from freezing and breaking. Conclusion: Even though you (or a service provider) properly shut down and drained your cabin, it is virtually impossible to evacuate all of the water from the system. There will always be an amount of water still in the pipes. The amount of water depends on if the plumbing system was properly 'sloped' when it was installed. When we experience freezing conditions, the remaining water in the system can still freeze and result in broken pipes. If you or someone else has not been to your cabin recently, I have very strong words of caution. Do not turn on the water and leave the cabin without looking and listening for breaks!



# General Manager's Report



Dear Shareholders,

Fall is here and I want to remind everyone to winterize. Colder days are coming soon and the last thing anybody wants is to come up to frozen or broken pipes.

## USAGE

Water usage was down in September in spite of a good turnout for the Labor Day holiday: Here are the numbers.

### September

2013 4,885,000 gallons

2014 3,834,000

2015 3,315,000

2016 5,033,000

2017 4,675,000

2018 4,234,000

As you can see we are well below 2016 and 17. We saved 13% compared to 2013, the drought comparison year for reporting to the State. This shows wise use of water, so thank you all for conserving.

## PRESSURE REGULATORS

Every home in Blue Lake Springs has a pressure regulator, located either at the water service box, or on the house itself (usually near the water shut off valve).

The PRV or pressure regulating valve protects the house plumbing from possible high mainline pressures that could burst pipes.

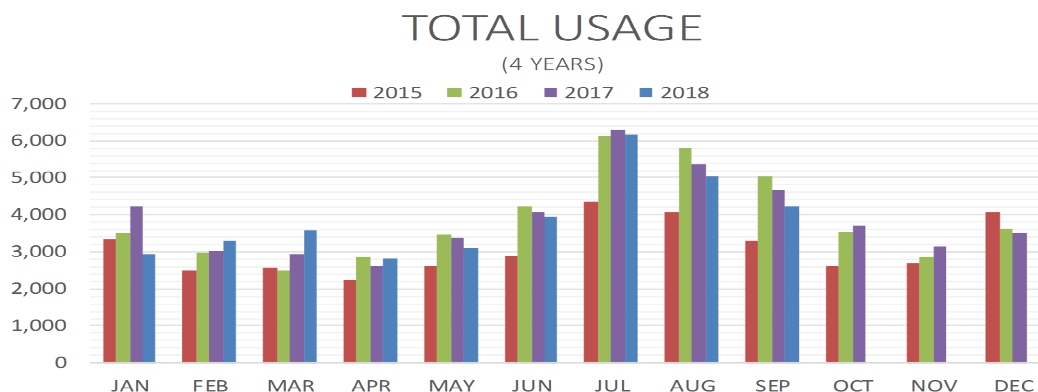
The water company tries to manage mainline pressure to safe levels usually 80 psi max, but the nature of our elevation changes sometimes means main pressures can be over 100 psi.

With new construction affecting many homeowners in BLS, the water company is making sure every new connection will have a PRV buy providing one to the homeowner to install when a connection is made to the new service box. This PRV will then be the owners responsibility to maintain. If you detect high or low water pressure problems, please call the water company and we will assist you.

That's all for now.

David Hicks  
General Manager  
Blue Lake Springs Mutual Water Co.  
P.O. Box 6015, Arnold, CA 95223  
Ph: 209-795-7025

## SEPTEMBER WATER USAGE CHART



## President's Message

### Stuff is everywhere, and the project is in high gear.

The blue pipe that you see, is designed for maximum flow and is destined for install in the Utility Right-of-Way. The mounds of gravel go hand-in-hand with the pipe and is a grade of rock designed for this type of project. Mozingo Construction has purchased most of their needed supplies before the international tariffs increase.

We have received some feedback as to the storage placement of the gravel rock. The HOA has asked to remove it from their properties, which we have done. To preclude the misplacement of any equipment or supplies, the Water Company's General Manager, the HOA's General Manager and a representative from Mozingo will meet as needed to try to insure proper placement. As the project progresses in the target neighborhoods, the pipe and gravel will disappear.

We are using NextDoor, and our Facebook page, to keep everyone informed of matters like street closures. Staff relies on the contractor for that information. We in turn pass it on to the HOA and the Fire Department. Closures will be posted on our web site: blsmwc.com as well. (look for the link to Facebook at the top of the page)

Reminder: If we don't have your email address, we'd like it. Can't send you anything without it.

Any project as far reaching as this will generate disruptions. We will do our best to minimize them, but they will occur.

Last November at a Town Hall Meeting, we said that we would be back with an updated meeting in 2018 and that is scheduled for November 10<sup>th</sup> at the Snow Flake Lodge, from 1:00 – 2:30. Present will be one of the principals of Mozingo Construction to answer any questions about the project, MC Engineering who provided great assistance to the Water Company in the project design and the General Manager of the Water Company. Bring your questions.

Looking ahead to January 1, 2020, which is but 14 months away the project should be almost complete. Almost because we must calculate into the construction calendar the number of days that the work will be suspended due to snow. The point being that the construction firm is going to be working at full speed. Once finished we will have a solid and long-lasting system.

Speaking of snow, it is time to WINTERIZE (if you haven't already!)

Best of the Holiday Season to all .... we have a lot to be thankful for.

Bob Maginnis  
President, BLSMWC



## 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:

Pam Bowman

[pbowman@blsmwc.com](mailto:pbowman@blsmwc.com)

Blue Lake Springs  
Mutual Water Company  
1011 Blagen Road  
P.O. Box 6015  
Arnold, CA 95223  
Tel (209) 795-7025  
Fax (209) 795-7019  
[info@blsmwc.com](mailto:info@blsmwc.com)

Visit us on the web at  
[www.blsmwc.com](http://www.blsmwc.com)  
Or



Work on the "PROJECT" officially began on October 15, 2018. PLEASE watch for SIGNS and be cautious! We will update on Nextdoor and our FB page where work is being done!!!

## Long Range Planning Report

The Long Range Planning Committee (LRPC) presented the draft Reserves Policy at the October 13<sup>th</sup> Board of Director's (BOD) Meeting. Based on recommendations from the LRPC members and concurred to by the BOD's, due to the length and details within the policy, an additional more concise document will be prepared and serve as the Reserves Operational Procedure which will provide the day-to-day guidance and direction to the BLSMWC management and staff. In addition, the policy will be reviewed by our accounting firm to ensure that it is within the compliance regulations for not-for-profit mutual water companies. The final documents will be reviewed by the BOD for approval at the scheduled November 10<sup>th</sup> Meeting.

Development of the Asset Management Plan supported by MC Engineering is continuing. The progress was presented at the October BOD Meeting. As mentioned last month, we agreed to approach the plan preparation in phases. 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. A first draft of the inventory focusing on the pipelines has been prepared and is being reviewed for completeness and accuracy. From there, additional sections will be added to the database covering the assets for all other areas of the water system, including the treatment plant, storage tanks, water meters, wells, etc. The goal is to complete the database by year-end and then determine and agree on the remaining scope to be included in the Asset Management Plan.



### To follow progress on the Infrastructure Improvement Project

Facebook: BlsMwc

Nextdoor

Our website: [www.blsmbwc.com](http://www.blsmbwc.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