

THE BUBBLER

Blue Lake Springs Mutual Water Company Newsletter

August 24, 2023

CCWD PROPOSED RATE INCREASE

I trust that most of our shareholders are aware of CCWD's proposed water rate increases for their customers. BLSMWC purchases water from CCWD to supplement our well water supply, and we typically increase the amount of CCWD water in the winter to allow our wells to recover. We are just one of CCWD's many customers. BLSMWC has been in continuous discussion with CCWD about their proposed water rate increases over the next 5 years and how it would affect our shareholders. Both Tyler Mayo, GM and I attended the August 14 meeting in Arnold to understand CCWD's view as well as to hear the concerns from the customers. At this time, we are still waiting for CCWD's answers to our specific questions, as well as to see if the proposed rates are passed. We anticipate that due to the proposed increase, BLSMWC shareholders will see a minimal increase. We should know more after CCWD's September 13 meeting. At that time the staff will meet with the Rates and Finance committee to complete the budget and subsequently determine our future rates.

Sharon Tobias, President of BLSMWC Board of Directors

President's Note: Sharon Tobias

The BLSMWC switched to online voting for the June Shareholders meeting. The online voting was a success as we achieved the quorum needed to conduct business at the meeting. Thank you to all who voted! Needless to say, online voting is here to stay!

The Board continues to meet every other month - our next meeting is on September 12th at 4 pm.

I hope you have a great Labor Day weekend and a fabulous Fall.

The Bubbler is published to keep Blue Lake Springs Mutual Water Company shareholders informed about issues and upcoming events. If you would like to submit an article or suggest ideas for improvement, please contact Kathy Powell - kpowell@blsmwc.com.

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It's been a great summer in Arnold and things are winding down as the children and grandchildren head back to school and the adults return to work. Now is a great time to remind yourself and family members who use your cabin on how to winterize to protect from leaks. Trust me, leaks are no fun, particularly if they happen inside the house. Please look at the article in the Bubbler on winterization.

Sharon Tobias, President

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.

SUGGESTIONS FOR WINTERIZING YOUR CABIN:

While the 'set up' in each cabin can differ, the following is a simplified version of the procedure:

1. Insulate exposed water pipes under the cabin and any exposed service lines outside. A watertight box should cover outside insulation. (Wet insulation loses its insulating value.)
2. When closing the cabin, shut off the water at your shut off valve. (Please do not use the BLSMWC shut off valve located in the meter box.)
3. Turn off electricity to the hot water heater. Be sure heater is full of water before restoring energy.
4. Drain lines by opening the drain valve that should be at the lowest point in the system. (If you have no drain valve, you should install one.)
5. Open all inside faucets. (kitchen, bathroom, service room, etc. including shower riser)
6. Open all outside hose bibs and relieve all vacuum breakers if so equipped.
7. Flush toilets and add 1/4 cup of biodegradable non-toxic antifreeze to toilet bowls. Add 1/8 cup of biodegradable non-toxic antifreeze to water left in flush tanks and in all wastewater traps. CAUTION: ANTIFREEZE MAY AFFECT THE PROPER OPERATION OF YOUR SEPTIC TANK AND SHOULD BE USED IN MODERATION.

Please DO NOT let water run in order to prevent freezing since this wastes water.

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, we have very strong words of caution.

Do not turn on the water and leave the cabin without looking and listening for breaks!