

# The HYDRANT



CAPE SAN JUAN WATER DISTRICT  
December, 2019  
Newsletter No. 136

## A GOOD NEWS STORY

On August 3, 2019 our Water Manager, Sherri Phelps notified Penny Woodall that their water usage for July was high and the meter was turning. Penny checked the toilets and thought they were the likely culprits.

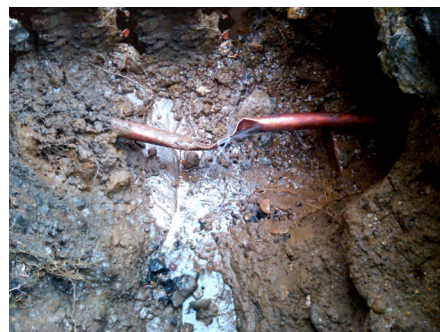
On August 4/5 Penny determined that it was more than a leaky toilet and turned the water off at the meter when not using it. Only turning the water on at the meter to fill buckets, run the dishwasher and such, all at once.

On August 5<sup>th</sup> Penny contacted a contractor to check out the system.

On August 6<sup>th</sup> the contractor's crew removed the dirt around the meter connection and found very corroded pipefittings. The Woodalls kept the water turned off at the meter except when using.

On August 7<sup>th</sup> a temporary line was installed with a hose, and the Woodalls drank bottled water. While installation of a new line was under way, the Woodalls replaced the last 2 of their older toilets. They also found a leak in the house just after installation of the new line was completed. The net outcome, water loss was minimized and no fines were accrued.

THANK YOU WOODALLS for being excellent stewards of the Cape San Juan Water System.



## ATTENTION HOMEOWNERS WHO RENT THEIR HOME OR HAVE SERVICES PROVIDED WHILE THEY ARE NOT HOME!

Be aware that you are at greater risk of unintended water loss due to the misuse of your water system, for which you are responsible. Case in point, a homeowner had cleaning services provided while they were away that required water. The water system was not shut off at the meter when the service provider left. A serious leak occurred that resulted in 55,000 gallons of water wasted, nearly three times the average consumption of water for three homes for an entire year. The wastage was discovered by our water manager while reading meters but the leak had started a few days before. The water system beyond the meter is the responsibility of the homeowner. Be careful who you rent to and who you use for home services while you are away! It could be very expensive.



## POOL REDUCES WATER USE IN 2019

Good news! The pool and firehouse water consumption was reduced by 50% in 2019. Water consumption for the two previous years was extremely high, about 140,000 gallons per year. But due to careful management of pool water consumption, the use during the 2019 season was just over 70,000 gallons, the targeted max. Congratulations to the pool team for a job well done.

## CAPE SAN JUAN

The difference between the Homeowners Association and the Water District:

The Cape San Juan Homeowners Association (HOA) and the Water District both serve the homeowners of the Cape properties. But the two entities are separate in that they are governed by different parts of Washington State Law. The net effect is that while both entities serve the Cape San Juan community, the rules, protocols and business practices are somewhat different for the two organizations thus occasionally leading to some confusion.

Please send all HOA dues to PO Box 1825 and all Water payments to PO Box 3281.

## OVER USAGE FINES

Resolution #306 was passed and the November water board meeting. It replaces all previous resolutions concerning over usage. The aim is to consolidate past resolutions and make it easier to understand.



### Water Board Commissioners

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### Water System Manager and Administrative Officer

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Layout and design

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CAPE SAN JUAN WATER DISTRICT  
SAN JUAN COUNTY, WASHINGTON  
RESOLUTION # 306  
Replacing Res. 238, 238A, 238B, 238C & 238D

A RESOLUTION of the Board of Commissioners of Cape San Juan Water District, San Juan County, Washington replacing and amending the prior Resolutions on the subject of fines for excessive use with a single document. In order to promote conservation and motivate homeowners to monitor and reduce unnecessary water usage fines were authorized in April 2002.

WHEREAS the current schedule of fines for excessive use is as follows: Beginning in any month where usage is in excess of 7,500 gallons, if the usage in this month is added to the usage in the two following months results in a total in excess of 22,500 gallons, a fine of \$500 will be levied. If the total exceeds 30,000 gallons, a fine of \$1,000 will be levied.

FURTHER, to promote prompt action, if usage were to exceed 7,500 gallons in any following month, a second 3 month average calculation could result in a 2nd fine.

WHEREAS the prior resolutions authorized the Board, in its sole discretion, to remit or reduce any fine imposed upon a homeowner, in an instance where the homeowner can, within thirty (30) days, produce satisfactory documentary proof that the excessive usage resulted from a broken or ruptured water service line, and the same has been satisfactorily repaired or replaced. This provision is exclusively to reduce the financial burden on a homeowner who incurs a fine, when the break or rupture is not the result of the homeowner's fault or negligence.

FURTHER, to reduce the burden on a homeowner where a large amount of water is lost due to an underground leak which is not the result of the homeowner's action or negligence: the Board is authorized to cap the price of water at the 5-6,000 price, currently 3 cents per gallon.

WHEREAS Cape San Juan Water District significantly raised the cost of water over 5,000 gallons per month in 2017 to provide further motivation to conserve, the Board is authorized to remit or reduce fines in the event of a large loss if the homeowner takes immediate action to repair the leak and reduce water usage. If the homeowner is unable to schedule an immediate repair, they would be expected to keep their water turned off until repairs can be completed, except for a brief period occasionally to fill their drinking water containers or other reasonable uses.

WHEREAS the Board has advised all homeowners to turn their water off at the meter when they are going to be away for more than 24 hours at annual meetings and in newsletters, excessive water use which occurs in the owners absence can not be excused and pricing concessions and fine waivers will not be considered.

ADOPTED by the Board of Commissioners of Cape San Juan Water District, San Juan County, Washington at an open public meeting held the 15th day of November, 2019.