

Belmont Terrace Mutual Water Company Newsletter

December 2008

New bylaws approved at July 14 General Meeting

At the July 14th general meeting the revised bylaws for the Belmont Terrace Mutual Water Company were approved with the following revisions.

A change of wording in Article II, Section 3 (b) to strike the term "...or in lieu of...".

And a change of wording in Article II Section 3 (c) to have the membership rather than the board approve and pass assessments.

Thank you to Bob Pete, Bylaw Chair, for his many hours of hard work.

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What is Your Vision for Our Water Company?

The state of California recognizes that community organizations such as our water company are the best venue to deliver resource services to people. As a strong community organization our water company has the ability to provide home water efficiency, reduce home energy consumption, and home solar systems.

As a community, we as members of the Belmont Terrace Mutual Water Company need to work together and prepare together to take control of our future.

Please come prepared to talk about our water company's future at the general meeting on Monday, December 15, 7:00 PM in the Fireside Room at the Community Church. We want to hear from you.

Board Seat Available

After many serving many years on the Belmont Terrace Mutual Water Company Board, John Rosenblum will be leaving the Board so he can consult on our upgrade project without conflict of interest. We would like to thank John for his countless hours of leadership and engineering consultation.

We will be electing a new Board member at the general meeting. If you are interested in learning more about the duties in serving on the Board, or would like to place your name in nomination, please contact Sandy Pete at 823-1385.



Delinquencies

The water board is currently drafting the delinquent account policy based on the new bylaws. Our bylaws have provisions to assign a late fee of 1.5% times the sum of all assessments, place a lien on the property, stop water service and certificate forfeiture. When the policy is completed it will be included in a future billing.

2008 Operations and Maintenance Summary

SPRING:

- Performed routine sand-sediment flushing of all fire hydrants/water mains three separate times.
- All State water testing completed including tri-annual copper/lead and disinfection byproducts (the results are listed in '08 Annual Water Quality Report).

SUMMER:

- JULY- Michael Costenolla, 7910 Danmar Dr, installing test meter as prototype example for future installation design standards. Plan to use digital photos on website for members.
- AUGUST- Completed Tocchini service driveway grading and paving improvements. Cost \$1200(discounted)
- AUGUST- Copper Water service line break caused by tree roots at 896 Norlee Dr. was repaired expeditiously by contractor with minimal water loss and limited interruption of water pressure. Cost \$1080
- The diseased Pine Tree next to the well property was removed by new owner Joe Hug. This saved Belmont Terrace \$4,000 and removed a potential threat to our storage tank. Big THANKS to the Hug family for all their help with the driveway and tree removal!

FALL:

- SEPTEMBER- Bruce repaired Garnite roof of pump house. Materials Costs \$ 45
- OCTOBER – With board approval purchased Levelloggers(\$680) to begin monitoring our static and dynamic water levels in both main well and storage tank. Also hired a contractor to monitor electrical efficiency of the booster/well pumps. This information will assist the following ways:
 - 1) Protection of our groundwater supply relative to surrounding well water users.
 - 2) Ability to monitor our groundwater pumping levels to size future pump equipment.
 - 3) Data collected will be shared with SWIG for county wide water table monitoring program.
- NOVEMBER/DECEMBER- Water table monitoring continues to build data base.

Belmont Terrace Website

Did you know Belmont Terrace Mutual Water Company has a website? It is www.Belmontterrace.org Check it out and let us know what you think.

