

Water System Works...

Keeping members up to date on the latest developments of your LLCC Water System Utility.



It's Budget Season!

Along with the Board of Directors and HOA GM **Shannon Ramos**, the Water System Utility Committee is developing its FY 2026 budget. The committee is focusing on three goals:

- Economizing to keep cost increases as low as possible
- Using the Water System Plan as a tool to guide future work
- Continuing to provide our customers with the “best water in Washington State.”

Keeping operational cost increases low will be the biggest challenge. Over the last year we have seen essential support expenses increase dramatically. Insurance rates have more than doubled; plumbing supplies are up over 30%; electricity (which powers our pumps) continue to climb; and paying competitive wages to keep great staff have also increased.

Another cost that continues to rise is building our reserve accounts to help minimize future large assessments to cover the cost of repairing/replacing our aging infrastructure. Our pledge to our customers is to budget carefully, save wisely and DO OUR BEST!

The Water System Utility Committee

PRINTED NOW AND AGAIN BY THE LLCC WATER SYSTEM UTILITY COMMITTEE

JULY 10, 2025



Pressure and flow testing at 790 E Saint Andrews Drive. This is one of three LLCC hydrants activated on July 3, 2025 that can produce in excess of 900 gallons per minute to provide rapid refill of fire trucks and tankers.

First Steps in Fire Flow

LLCC Board/Central Mason Fire & EMS Collaboration

An initial agreement authorizing Central Mason Fire and EMS to access three fire LLCC fire hydrants was signed by the BOD President **Mike Berni**, Water System Committee Chair **Kelly Evans**, and the Central Mason Fire & EMS Chief **Jeff Snyder** on July 3, 2025 just in time for the July 4th holiday.

The agreement allows Central Mason to use hydrants located at 790 E Saint Andrews Drive (in front of the Inn), E Dartmoor Dr. and E Dalkeith Rd., and 2650 E Saint Andrews Dr. N to fill fire trucks and tankers in an emergency. Each hydrant can produce over 900 gallons per minute without dropping water system pressure below 20 psi as required by the Dept. of Health and the LLCC Water System Plan. A special testing and maintenance plan for each hydrant is in place per **RCW 70A.145.060**.

Because of the devastating July 4, 2023 McEwan Prairie fire, continuing dry weather conditions, and hearing significant concerns from members the Water System Utility Committee requested the limited hydrant activation. The Board of Directors met on Thursday, July 3, 2025 to discuss the request. It was approved in a 7-1 yes vote after substantial discussion and the stipulation that the activation be for a trial period through the end of September 2025.

The Water Committee is grateful to the BOD for their prompt action and support.

The Water System Utility Committee Members

Tam Ingwalson, Dan Cossano, Don Bird, Keith Matches (Secretary), John Ingemi (Treasurer), Kelly Evans (Chair).

We meet via hybrid on the fourth Saturday of each month at 9:00 AM.

Projects, Projects...



Recent water line repair on Saint Andrews Drive. We still have about 84 customers with leaks on their side of the water meter. "You fix - you SAVE!"



As part of the Water System Plan, new electronic source meters were installed in the spring of 2025 to replace aging mechanical meters. This will result in more precise measurement of water production. The photo shows Well #3-B.

Well Analysis and Cleaning



Picatti Brothers worker pours dry ice into well six to scrub the well casing to help improve capacity.



Inside Well #6 at a depth of 329 feet showing the excellent results of the dry ice scrubbing. The reversed numbers (0428.15 ft) in the center of the photo shows the total well depth.

Ampstun Water Utility Software

The Board of Directors voted to return to the Ampstun software program for Water System data recording and management. The complete transition will likely take about three months with details still being worked out.

The change was not an easy decision and resulted only after significant study, discussion, and a determination that moving back to Ampstun was in the best interests of the HOA.

Members can expect to see the familiar graph readout on their water bills along with a more detailed consumption report. Customers also will be strongly encouraged to sign up for online billing to help defray postage and handling costs and avoid a paper-billing charge.

A Few Interesting Facts...

- Our Water System continues to function normally 24/7/365 with only a few minor leak repairs and localized shutoffs with no boil water incidents
- The Picatti Bros. well/system analysis resulted in replacement of six aging pumps before total failure
- Many thousands of future dollars will be saved in labor and mobilization costs because of the timely pump replacements
- The Well Analysis Project came in more than 30% below budget estimates thanks to careful project management by **Chris McMullen**, our Water System Utility manager
- **Look for the annual Consumer Confidence Report (CCR) on the LLCC website. It's good information!**