

Dear MMMWC#2 Shareholders

Over the last year we have struggled with a number of water loss issues. These issues fall into three broad categories

1. Owners not turning off water when they leave
2. Persistent water leaks that remain unaddressed by property owners
3. Cabin users turning on the wrong water service valves.

### **Water Valve Turnoff.**

As a reminder, our bylaws require that you turn the water off if you are going to be gone more than 48 hours. Not only does this prevent water loss, it can save you from a costly repair should a leak develop while you are away. Just this week one of our toilets developed a major leak that would have flooded our cabin had we not been here to see it.

If you have any question about how to turn your water off, please contact our watermaster who will be happy to assist you.

### **Persistent Water Leaks**

We have had a number of properties, both commercial and residential, that developed water leaks. We notified the owners as soon as our system detects a leak and, in most cases, owners are responsive and take care of the leak. However, in a number of cases owners were not responsive and the leak continued for weeks.

### **Turning on the Wrong Valve**

Most water services were installed in pairs. Every turn on valve is in its own box, but there are typically two boxes located adjacent to each other. This has led to confusion about which valve serves which cabin. In most cases, the property owner knows which is the right value, but when cabins are loaned or rented, the cabin users may not know which is the correct valve. Turning on the wrong valve can cause substantial leaks if the owner has left the drain system open. It can also lead to flooding if fixtures were left on in the cabin. **IT IS CRITICAL IF YOU RENT OR LOAN YOUR CABIN THAT THE USERS FULLY UNDERSTAND HOW TO TURN YOUR WATER ON AND OFF.**

Your Water Board is committed to providing an adequate and safe water supply for all users in our tract. We are not in the business of collecting fine or fees; in fact, to the best of our knowledge we have not assessed a fine or fee in the last 10 years. However, we have had significant difficulty getting the cooperation of some owners to address leaks on their property. As a result, we have adopted a new water loss fee schedule. A copy of the fee schedule and a description of the fees is attached. We do not want to assess these fees. We simply want people to address water leaks on their property and in some cases, we need financial motivation to force property owners to address these issues.

We continue to experience drought conditions and it is critical that everyone do all they can to address these water losses and to conserve water. If you have any questions, please contact me or any of the other Board members

Thank you for your consideration

Mike Leonardo

MMMWC#2 Board President