

Greetings Neighbors:

This past quarter has been a quiet one especially in our area of Shasta County. Trust that you all had a good summer whether you stayed here in Shingletown or traveled, visiting family and friends, or to far flung locales.

We experienced unusually warm / hot weather, especially throughout July and August. This resulted in more than normal water usage, which will be detailed below as well as in the Water System report by Mark Bantz, our Water System Administrator.

On a more solemn note, our community lost two members this quarter, Nancy Hendricks and Joan Trantham. On behalf of the Board and the members, we express our deepest condolences to the Hendricks and Trantham families.

Water System:

As you all recall, we had to test our water on two occasions this summer. Mark and his team continue to monitor and be vigilant regarding our water quality. Based on the measures we undertook, we are back to our usual very good quality. Regarding consumption, this quarter may have unfortunately broken the record (members and commercial customers). There were ten who consumed between 40,000 to 80,000 gallons, and four who used more than 80,000 gallons.

Although the high consumption was over a three month period (one quarter), each of these users drained our tank and then some. Excessive users put a significant increasing strain on our infrastructure and increases our operating costs – electricity to pull water through the pumps that are over 200 feet underground, and push water through the pipes to reach all of you. For reference, our tank is 80,000 gallons = 25 feet in diameter (or 75 feet in circumference) and 25 feet tall.

Yes, we had a wet winter last year, however, this does not mean that our wells have been fully replenished. It takes years, if not decades for our wells to recharge to 100%. Our water is not replaced from run off, but rather through fractured rock permeation and it comes from close to 20 miles east of us near Broke Back Mountain. Consider the distance from the source to us on Wilson Hill Road: individual homes, communities, businesses, camp sites, etc. - a straw sucking up water along the way before it gets to us, more so in the warmer late spring and summer months. **Water is a precious resource – use it conservatively.**

Updates:

- The proposed Governing Documents (CC&Rs and By-laws): the final package will be mailed to you following this billing/invoice. This will include the documents, together with an explanation of the process, and ballot regarding the adoption of the governing documents. Should you have any questions, please contact Eric Fischer, your Election & Voting Commissioner (ericf.wpoa@gmail.com | 650.796.4149).
- A big thank you to Joyce Moor, Kathy Schlobohm, and Martha Wilkerson for organizing the community picnic on Saturday, September 9 was very well attended with a good gathering of over 30 people. The Board and the “Picnic Committee” look forward to more members attending next year’s event.

Until next quarter - respectfully submitted,
Neill Murchison, President

Committee Reports

3rd Quarter 2023

Greetings Everyone:

Outlined below are our committee reports for the fourth quarter. The updated committee roster can be found on our website (woodridgepoa.org) on the "Your Committees" tab.

Advocacy & Community Safety

Assist, Support, and Respond – Outreach within and for our Community

A special thank you to Joyce Moor, Kathy Schlobohm, and Martha Wilkerson in taking charge to organize the community picnic that was held on Saturday, September 9th. In addition, Mark Bantz, Tony Villamore, John Holder, and Jorge Morales worked to clean and clear the picnic area – a thank you for your hard work. We had a good turn out with representation from almost all the roads within our community.

Respectfully submitted,
Neill Murchison – President / Chair

Design & Architectural

Always Balance Between the Letter of the Law and the Spirit

No Report Submitted

Lake Management & Oversight

Caring for Woodridge Lake as a Vital Member of our Community

We applied the sonar product to the lake in early May as the water temperature had reached 55 degrees. A thank you to the team that assisted in the work – Mark Bantz, Tony Villamore, Dave Szody, John Holder, and Neill Murchison. Since the application, we have unfortunately noticed weed growth especially around the north and south eastern edges of the lake. We learned over the summer that there was so nitrate contamination in the upper area of Ash Creek. Also, PG&E has significantly reduced the flow of water down Ash Creek which contributed to the growth.

The committee is working on the 2024 budget with the Treasury & Accounting team now to ensure funds are sufficient for next year's sonar product and subsequent application. We are confident that we will be able to effectively manage weed growth in the coming years.

We had our follow up dam inspection at the end of September. Dave Szody, Mark Bantz, John Holder, and Christopher Jump and I attended the inspection, and it went well.

Respectfully submitted,
Lake Committee

Legal Oversight

Mitigate Liabilities and Ensure Compliance

In the next week, please keep an eye out for the Governing Documents packet which will be sent by USPS mail. In the packet the full governing documents: the CC&Rs, and By-laws will be accompanied by a cover letter as well as secret ballot with instructions. I would like to thank the Board members who worked diligently, and to Eric Fischer, our Election and Voting Commissioner.

Respectfully submitted,
Neill Murchison - President

Treasury & Accounting

Treat it Like It's Your Own Money

As of September 30, 2023, our bank balances were:

- TCB Operating Checking Account: \$31,108.56
- TCB Savings - Loan Reserve Account: \$15,770.11
- 1st Internet Bank General Reserves Account: \$18,080.90

After the election the bank accounts were all updated with the new directors as signatories. We applied for and issued an association credit card through TriCounties Bank, mainly for use by the Water System Administrator for any emergency repairs required to the water system, and also to buy office and mailing supplies easier.

Taxes have been filed for 2022 - after much delay from the accountant.

Thanks to Cyndi McDonald our new Secretary for helping with the check collection and deposits at the bank over the summer. She had to hit the ground running and learn QB quickly. However, there were a lot of late payments from 2nd quarter billing - nearly 25% of invoices were still unpaid by August 8th. This really creates more work for us as we have to call you and add late payment fees to your invoices.

Again please put your check in the mail or do your bank Billpay as soon as you receive your invoice - mail can be slow to get to the PO Box but if your check is written well before the due date you will avoid late fees. As a reminder we do NOT accept online payments through QuickBooks as they charge us 2.5% in fees.

Next quarter we will be preparing the budget for FY 2024, and updating the billing policies as well as all the usual bookkeeping.

Respectfully submitted,
Allison Elliott - Treasurer

Water System Administration

*Provide Reliable and High-Quality Water to Our Community
Safely, Cost-Effectively and Professionally*

On July 10th Tony Villamore, John Holder, a volunteer from our Shingletown fire department and I flushed all the fire hydrants and end of line blowouts in our system. This helps to remove sediment from the lines and checks to see that all the valves and hydrants are working properly. Everything worked well, and the system had minimal sediment in the lines.

On July 28th, our water quality laboratory informed us we had a positive coliform result on one of our monthly tested homes. The home was retested the next day to confirm it as a positive result. It was also tested to see if more serious bacteria was present and none were detected. Coliform is a more common non-harmful bacteria that is used as an indicator that more harmful bacteria may be present. It is easier to test for and does indicate a leak or problem is present. The next day our licensed operator, Ernie Goff sterilized the entire system, wells, tank and all the distribution lines. We flushed all the lines and retested the site of the positive result. No more positive results were found. The water was and is safe to use. During the follow up investigation a customer's broken water main near the meter may have been the cause of the contamination. We will continue to test and monitor our system to ensure you the best quality water delivered to your homes.

Our emergency generator was serviced and given a load test, a simulation of all pumps working at the same time, to ensure it is working properly. The generator passed all tests.

Our wells #1 and #4 are functioning properly and keeping up with our increased summer demand. Well #2 is still turned off and awaiting a full inspection.

As we prepare for the winter ahead, please inspect your outdoor plumbing. Insulate and protect your pipes. Last year we had seven homeowners who suffered major water line breaks; most right at the riser where the main water line enters the home. If you will be away enjoying warmer weather this winter, plan on turning off the water to your empty home.

In conclusion, I would like to add some water-wise reminders: limit outdoor watering to as needed; plant and/or landscape with indigenous or drought resistant plants, run full loads in washing machines; and use leaf blowers to clean hard surfaces like decks and patios rather than water, and find and fix leaks and drips. We can all do our part to conserve.

Respectfully submitted,
Mark Bantz - Water System Administrator

Website (woodridgepoa.org) / Secretary

Woodridge Lake's Information Portal – Informative, Helpful, and Bibliographic

Nothing new to report. As always, a thank you to Graham Posner for his ongoing support and timely posting of documents to the website.

Respectfully submitted,
Cyndi McDonald - Secretary