

## Highland Pines DWID Newsletter October 2022

Hello. I am the Vice-Chair of HPDWID, Sandy McClintock. This past year has seen HPDWID replace the main water transmission line that runs from Spence Springs Road into Highland Pines. The water main on Madizell, which has a significant number of leaks, was also replaced. During the replacement of the main transmission line, one of the pumps in Pump House #2 failed. The four pumps in Pump Houses #1 and 2 are old and they are not able to be fixed. It became necessary to purchase new pumps. Each pump cost \$7,000 which does not include the cost of installation. All four pumps were replaced and three of the old ones have been kept in case of a failure of one of the new ones. A pump failed in Pump House #3 and new pumps have been ordered.

A leak developed on Arrowhead this year and it was discovered that parts of Arrowhead still have asbestos/concrete pipe. There is also asbestos/concrete pipe on Oak Cove. The Board of HPDWID intends to replace this in the future as money becomes available. At the moment a new loan cannot be requested.

HPDWID currently owes WIFA on three loans. The first loan was secured in 2009 and will be paid off in 2029. The second loan was secured in 2012 and will be paid off in 2032. Our third loan was secured to replace the main transmission line and the Madizell line. It is for \$2,000,000 and will be paid off in 2042. WIFA provides low interest, which is why HPDWID borrows from them. The interest on our newest loan is less than 2%. WIFA requires that loan payments must come from the water sales of HPDWID. This means that until the loan is paid off in 2029, we pay \$244,000 a year. That figure will be slightly lower once the 2009 loan is paid off. HPDWID estimated the amount of water sales for next year and after paying WIFA and the City of Prescott for the water, we have only \$29,000 to pay all of our other expenses. These expenses include bookkeeping, maintenance for lines and pumps, electricity for the pumps, etc. As there are insufficient funds from water sales to pay all of these expenses, HPDWID is keeping the ad valorem tax in place. It was lowered this year from \$2.76 per \$100 of value to \$2.50 per \$100 of value.

HPDWID requested funds from the ARPA monies which were provided to Yavapai County. Over \$700,000 was requested and \$300,000 was received. The requirements for securing these funds are arduous. The money is to be used to replace the leaking lower water tank. The cost to replace it is higher than what was received from the County. HPDWID has sufficient reserves to pay the additional amount. The new water tank is also larger so that it will be able to hold 105,000 gallons instead of the 57,000 gallons currently being stored.

As one can see the Board of HPDWID has a lot on its plate and all efforts shall be made to replace all of the concrete/asbestos pipe as funds become available. Reserves will have to be used and we need reserves to cover costs of maintenance.

Thank you for reading our newsletter. If you have any questions or comments, please send them to Municipal Accounts and Consulting at 202 S. Montezuma, Suite 202A, Prescott, AZ 86303. The inquiries will be forwarded to the Board for a response.

**Drips and Drops**  
(Additional Highland Pines DWID Water Topics)  
By Angelo Angeleri - Board Member

### **Fire Hydrant Maintenance:**

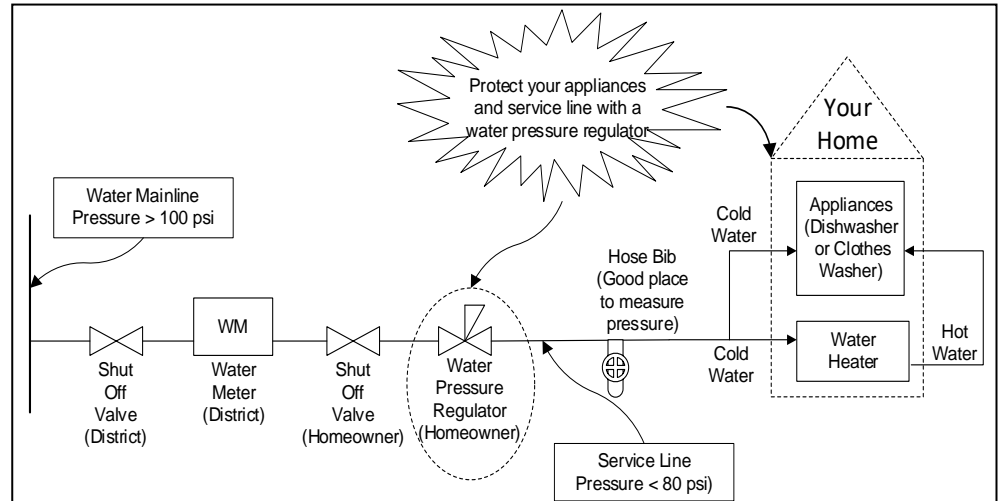
HPDWID Board of Directors is continuing to improve our procedures in conjunction with our Operator Administrator (FANN) to improve our Fire Hydrant Maintenance. Fire Hydrant Maintenance is currently performed by Central Arizona Fire Department and the oversight is performed by **our Operator Administrator (FANN)**. Recently, a Highland Pines homeowner was researching new homeowner insurance and the insurance company wanted to confirm working fire hydrant locations. Central Arizona Fire Department, who maintains our fire hydrant maintenance log, responded to the homeowner with the relevant fire hydrant information. Our district has prioritized Fire Hydrant Maintenance and will continue to work with our Operator Administrator and Central Arizona Fire Department on our Fire Hydrants Maintenance.

## Why Highland Pines Homeowners Should Have a Water Shut Off Valve on their Side of the Meter:

The Water District reminds all our customers to install and use your shut-off valve whenever you will be away from your Highland Pines home for an extended period. An undiscovered break or leak in a water line can waste a huge amount of water very quickly and can be extremely expensive, (the customer is billed for all water that passes through the meter, even water lost in a break or leak). In addition, the District recommends your shut-off valve be as close to the water meter as possible to avoid leaks between the meter and your valve. Note: the shutoff valves on the District side of the meter are not designed for customer use. The simple drawing illustrates the best place for your shut-off valve.

## Why Highland Pines Homeowners Should Have A Water Pressure Regulator In Their Water Service Line:

A water pressure regulator valve will protect your pipes, fixtures, and appliances (water heater, washer, dish washer) from the effects of high-water pressure. This will help expand the lifespan of your plumbing fixtures, appliances, and system, reduces the probability of pipe bursts, and saves money on water.



## How a Water Pressure Regulator Valve Operates:

A water pressure regulator valve is installed near the main water shutoff valve on a property. Pressure regulators are equipped with a spring mechanism that can be tightened with a tool to increase the total pressure in the valve. Once the spring is tightened, the incoming water pressure from the main water line will be decreased before it is distributed to the fixtures and appliances in your home. On the other hand, the spring in the pressure regulator valve can be loosened to increase the water pressure in your house.

Investing in a pressure regulator will help prolong the lifespan of your water components and alleviate the stress, due to high pressure, on your pipes, water heater, and interior valves of your appliances. In May 2022, Central Arizona Fire Dept was testing Fire Hydrants, during the test a water mainline pressure reducing valve failed. As a result of the failure, some homeowners on Arrowhead Dr experienced increased water pressure which resulted in water leakage at their house. Having a working pressure regulator at your home, at that time, would have protected your home from any water system issues or failures.

## Pump House Remediation Work Updates (i.e., painting, new gables, plaque installation, "sludge" repair plans, thermostat installation):

HPDWID has three pumphouses that deliver water from the City of Prescott to our District (see locations in map). Our pumphouses require exterior/interior maintenance to protect our pumps and equipment. HPDWID Board of Directors and our Operator Administrator (FANN) have worked together to maintain our Pumphouses in good working condition.

2022 Pumphouses activities include:

- Installed temperature monitoring gauges in all pumphouses.
- Board of Directors (with help from Highland Pines neighbors) installed new gables and painted Pumphouse #1 and #2.
- Recent erosion and accretion of sludge around Pumphouse #2, from our rainy season is requiring additional landscape work to maintain drainage around the pumphouse. This work is planned to be completed by the end of the year.
- Plaque to be installed, in October, on Pumphouse #1 to memorialize HPDWID successful 2022 infrastructure replacement project.

