



# Woodridge Mutual Water & Property Owners Corporation

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December 5, 2022

Dear Neighbors (*Woodridge Lake & Commercial Water Customers*):

## **Re: Notice of Water Rate Increase – Woodridge Mutual Water & Property Owners Corp.**

To follow up on our letter dated September 14, 2022, regarding the performance of our three wells. Nick Gorshen (Water Master) and Ernie Goff (our contracted Licensed Water Engineer), did another sounding on November 22, 2022, to determine the well's health. As expected, well #2 remains dry, with well#1 at its lowest point of 36 feet, and well #4 at 116 feet. On Ernie Goff's recommendation, we may have to drill a new well. This decision is not being made lightly. It will be costly, and the wait time could be at least one year out.

The cost of providing water has rapidly increased over the past several years for parts, electricity, fuel, and supplies. Beginning in January 2023, our water rates will be raised. Increased revenue will give us sufficient cash reserves, continue to balance our budget, pay our projected expenses, and prepare us for the drilling of a new well. Please keep in mind that we remain one of the least expensive water providers in the county. Numerous surrounding communities have already increased rates, as well as placed significant restrictions on usage.

As we enter yet another projected extreme drought year, the current water crisis is now affecting Shingletown communities. Our continued request for conservation of water has helped some, with more than half of you using less than the base tier of 31,500 gallons per quarter, but this is not enough. With that consideration, the base rate of \$144.00 per quarter will be raised by \$6.00 to \$150.00 per quarter and the number of gallons reduced from 31,500 to 27,000 gallons. Over half of you will remain using less than 27,000 gallons.

The new rate structure is:

| CURRENT TIER           |                     |              |                       | NEW RATE & TIER                       |                     |              |                       |
|------------------------|---------------------|--------------|-----------------------|---------------------------------------|---------------------|--------------|-----------------------|
| USDA Loan Fixed Charge | \$ 69.00            |              | Base Gallon Allotment | USDA Loan Fixed Charge                | \$ 69.00            |              | Base Gallon Allotment |
| Base Rate              | \$ 75.00            | \$ 144.00    | 31,500                | Base Rate                             | \$ 81.00            | \$ 150.00    | 27,000                |
|                        |                     |              |                       | <i>This is an increase of \$ 6.00</i> |                     |              |                       |
| Per 1,000 gallons      | Gallons Range       | Per 1 gallon |                       | Per 1,000 gallons                     | Gallons Range       | Per 1 gallon |                       |
| \$ 3.00                | 31,501 to 50,000    | \$ 0.003     | A fraction of 1 cent  | \$ 6.00                               | 27,001 to 50,000    | \$ 0.006     | 2/3 of 1 cent         |
| \$ 5.00                | 50,001 to 75,000    | \$ 0.005     | Half of 1 cent        | \$ 9.00                               | 50,001 to 75,000    | \$ 0.009     |                       |
| \$ 6.00                | 75,001 to 100,000   | \$ 0.006     |                       | \$ 11.00                              | 75,001 to 100,000   | \$ 0.011     | 1 cent                |
| \$ 7.00                | 100,001 to 125,000  | \$ 0.007     |                       | \$ 13.00                              | 100,001 to 125,000  | \$ 0.013     |                       |
| \$ 8.00                | 125,001 to 150,000  | \$ 0.008     |                       | \$ 15.00                              | 125,001 to 150,000  | \$ 0.015     | 1.5 cents             |
| \$ 9.00                | 150,001 to 175,000  | \$ 0.009     |                       | \$ 17.00                              | 150,001 to 175,000  | \$ 0.017     |                       |
| \$ 10.00               | 175,001 and greater | \$ 0.010     | 1 cent                | \$ 20.00                              | 175,001 and greater | \$ 0.020     | 2 cents               |

California has not yet mandated use restrictions, however, it is in the best interest of us all to do what we can to ensure our water source is not depleted. Like you, we too are residents and water customers, and we want to represent everyone in the best way we are able, keeping fairness and conservation in mind. Should you have any questions, please call one of the Board members.

Respectfully submitted,  
Neill Murchison  
President

cc: Nick Gorshen / Mark Bantz / Allison Elliott / Heather Stokes / Jenny Cooper / Sherri Dodson / Nanette Emmen