



Woodridge Mutual Water & Property Owners Corporation

P.O. Box 8 | Shingletown, CA 96088 | woodridge96088@gmail.com

WATER SYSTEM RATES – EFFECTIVE JANUARY 1, 2023

WATER FEES AND BILLING POLICIES

NEW METER INSTALLATION FEE - A fee of \$1,200.00 must be paid in advance of receiving water service. This fee includes the cost of a ¾" water meter and the installation of the meter. All cost over and above a standard ¾" meter shall be borne by the user. (Pursuant to Board Actions on December 5, 1996 and January 31, 2014).

WATER USE RATES - effective January 1, 2023: (Pursuant to a Board of Directors vote on December 5, 2023) as follows

- **Base Rate:** \$150.00 per quarter fixed fee with 27,000 gallons of water use allowed for all Woodridge Lake Estates Active Services and Non-Woodridge Lake Estates Active Services (Commercial)
- **Tier Rates:**
 - \$ 6.00 per 1,000 gallons used over 27,001 to 50,000 gallons
 - \$ 9.00 per 1,000 gallons used over 50,001 to 75,000 gallons
 - \$ 11.00 per 1,000 gallons used over 75,001 to 100,000 gallons
 - \$ 13.00 per 1,000 gallons used over 100,001 to 125,000 gallons
 - \$ 15.00 per 1,000 gallons used over 125,001 to 150,000 gallons
 - \$ 17.00 per 1,000 gallons used over 150,000 to 175,000 gallons
 - \$ 20.00 per 1,000 gallons used over 175,001 gallons

STANDBY SERVICE FEE - standby service fee of \$140.40 per year for all Woodridge Lake Estates parcels and \$90.00 per year for all Non-Woodridge Lake Estates parcels. This fee will be billed at the end of the 1st Quarter and is subject to late fees as defined below.

BILLING AND LATE FEES - water meters will be read as close to the end of each quarter, weather permitting and you will receive your invoice/bill by the 10th of the following month. Payment is due by the 10th day of the following month, i.e., 1st Quarter, mailed out on March 31st, due date will be May 10. If your payment is not received by the 10th of the following month, a \$35.00 LATE FEE WILL BE ADDED TO YOUR BILL. Those members/customers receiving invoices/bills by email, will automatically receive an updated invoice with the late fee. Those members/customers receiving invoices/bills by USPS/mail, the late fee will be added to the next quarter's invoice/bill. In addition, you will be charged interest at 1 ½ percent per month until your payment is received. **IF YOUR BILL IS NOT PAID BY THE 10TH OF THE 3RD MONTH, YOUR WATER WILL BE LOCKED OFF.** If your water is turned off due to non-payment, there will be a \$100.00 unlock fee due at the time the water is turned back on. If you have not made payment arrangements for paying your Property owner's maintenance fee or your Standby Fee is late, a \$35.00 late fee will be charged each quarter it is late and an accompanying 1 ½ percent fee per month will be charged and sent out on a new quarterly invoice.

BACKFLOW PREVENTION REQUIREMENTS FOR THE WATER SYSTEM

Any property, residential or otherwise, connected to the water system of the Woodridge Mutual Water & Property Owner's Corporation (WMWPOC) and is also connected to any alternate source of water, shall be required to have installed a reduced pressure principal backflow prevention device pursuant to California Code of Regulations Title 17. This backflow device shall be listed on the California Department of Health Services list of approved devices and shall be subject to annual testing by a third party backflow device tester that has been certified by the California Department of Health Services. Results of the annual testing are to be submitted in writing to the Water Company within 10 days following the testing procedure.

Property owners who do not comply, or where the device does not pass the annual required testing, will be immediately physically disconnected from the WMWC water system and revert to standby billing. No reconnection will be allowed until the requirements stated in paragraph 1 are met and approved by the Water Master of WMWC and a reconnection fee in the amount of standard connection fee has been paid.

WATER CONNECTION POLICY

Woodridge Mutual Water (WMW) was formed in 1978 to operate and maintain the water system for Woodridge Lake Estates (Tract 1532) which has 77 lots. In 1983 WMW increased its service area to include the Alpine Meadows Development (Tract 1626) with its 12 lots. In 2005 the 4 lots of the Chateau Drive Development (Parcel Map 99-21) were added after the developer contributed \$18,000 toward drilling a new WMW well. Thus, the WMW has committed to serve water to a total of 93 lots.

Subsequently, the US Army Corps of Engineers conducted a wetlands investigation of the Alpine Meadows Development that resulted in two of its lots being deemed non-buildable. Thus the WMW Board of Directors has decided that it can potentially provide service to two other lots that are immediately adjacent to its existing water mains. Since these potential service lots have not contributed to the cost of the WMW's water infrastructure, then the owner of each lot would have to pay a capacity charge of \$5,000 or provide another acceptable form of compensation. The owner of each lot would also have to pay the standard meter fee of \$1,200 and for the service line extension from the water main to their property line at a cost of \$15 per foot. (Adopted by the Board of Directors on 2/25/2015)