

Wylie Creek Estates Community Water System 2023 Annual Report

Contact Information

For questions or service problems, please contact Pete Adams at (406) 580-1527, or April Adams at (406) 570-7911 or call one of the HOA Board members (see HOA website www.wyliecreekestates.com for current members and phone numbers).

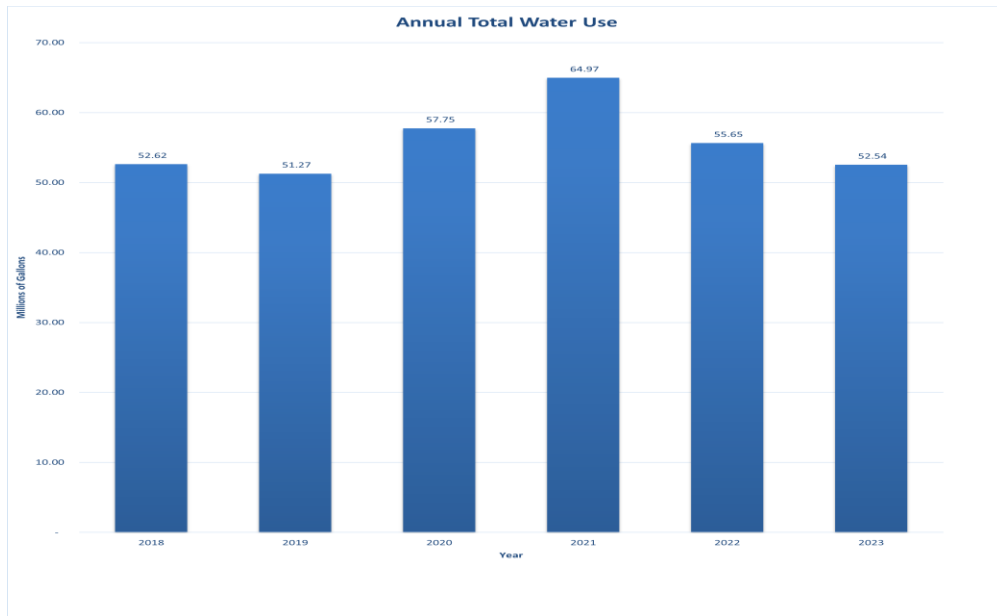
Water Quality

Water supplied to you by the community's water system meets or exceeds all Federal and State requirements. A consumer confidence report detailing the results of recent water quality testing is available on request and will be posted on the HOA website.

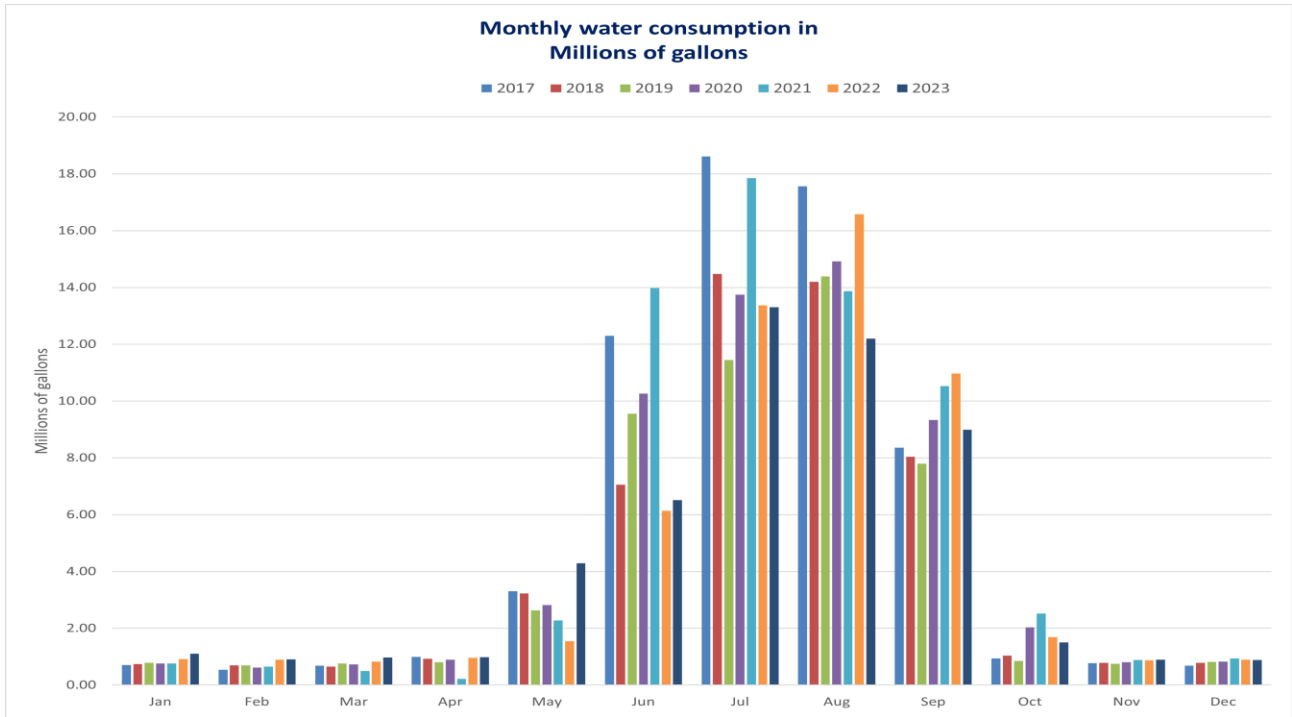
The continued purity and safety of our drinking water supply is dependent on everyone's cooperation in protecting the local ground water resource. Residents who have not had their septic tanks pumped in the last 3 to 4 years should arrange to have this done in 2024. Septic tanks that become overloaded can ruin their drain fields and contaminate our ground water supply. Please use and dispose of household and lawn and garden chemicals responsibly.

Water Consumption, and Peak Demand

Water consumption in 2023 was 52.54 million gallons. That is approximately 13.7 million gallons below the 10-year average of 66.25 million gallons per year. This is most likely due to wet weather conditions in the summer months. In 2022 the use in August was 16.6 million gallons and in August 2023 it was 12.2 million gallons.



The majority of the water consumed by the community is used for lawn and park watering during the summer months. Domestic consumption was about 195 gallons per day per household if you don't include summer irrigation. When you include summer irrigation, the average goes up to over 1000 gallons per day.



The odd-even lawn watering schedule is working well, holding maximum demand to less than 1100 gallons per minute. Static water level in the wells has been relatively stable.

2024 Lawn-Watering Schedule

Your continued cooperation in following the schedule below will allow us to avoid the significant capital expense that would be needed to increase our pumping capacity.

Address	Schedule:
Odd	M, W & F 12:00 am – 12:00 noon
Even	T, Th & Sa 12:00 am – 12:00 noon

You may notice that some of the parks are being watered outside of this time frame. Due to their size and limitations in their sprinkler systems, these parks require extended watering times during the hottest months of the summer. The berm sprinklers are fed from their own well, not from the community water system.

Emergency Water Storage

Even though we have a back-up power generator for our smallest well, each household should still consider storing water for use in the event of an extended service disruption due main failures, service line failures or natural disasters. The typical rule of thumb is to store at least a 3-day supply, assuming that a minimum of 1 gallon per day will be needed for each person in a household.

Service Connections:

Each house has an individual service connection with a buried shutoff valve. These shutoff valves are needed if there is a leak in the service line or leak within a home or for home winterization. Access to these valves is through a ductile iron riser pipe that is capped with a 4-inch diameter cast iron disc with a center plug. This pipe and disc protrude out of the ground in some yards but has been buried in many others.

A great deal of effort was expended in 2019 working on shutoff valve access problems. We still have 3 valves that are not accessible due to landscape interference or bent riser pipes. The riser pipes in 5 other lots have still not been located due to landscaping, very deep burial or had been buried under a concrete driveway.

No additional work is planned in 2023. The most recent shutoff valve access condition map will be posted to the HOA website to allow individual homeowners to check the status of their connection.

In the upcoming year, we will review which shutoff valves are still inaccessible and follow up to see what needs to be done.

Major 2023 Maintenance Activities:

1. All eight fire hydrants were flushed and tested. All five system dead-end locations were flushed.
2. Annual inspection and maintenance of the emergency power generator at Well #1 was performed. The generator was found to be in good working order.
3. The number of inaccessible service shutoff valves was reduced from 7 to 6.
4. Public Well 1 failed completely this year. We were aware that its function was declining and therefore had the HOA purchase the motor and pump to have on hand when it finally failed. Pott's Drilling replaced all components of the well in early December and we expect to get at least 20 plus years of service out of the pump and motor.
5. We have begun the DEQ required Lead Service Line inventory for the subdivision.

Finally, we would like to thank all the homeowners, Dale, Dan, Rusty, and the rest of the Board for a great year. We look forward to continuing to operate the water system for your community.