
From: "Claudia Ellsworth" <islandmgr1958@gmail.com>
Date: Monday, December 31, 2012 12:11 PM
To: "undisclosed-recipients:"
Subject: Happy New Year!

Hopefully many of you have been to the island to check your water connection, open the valve, turn on your outside tap, clear any sediment out of the lines, clean your faucet screens and have found everything satisfactory! There undoubtedly will be some spots of trouble, in replacing such an old system. We've also had a couple reports of hot water tanks being plugged with dirt and sediment.

Please let me know via return email if you have questions or problems. I will field those to the project engineer, Jester Purttman, and to the inspectors who are on the island, as quickly as possible. We will all be there Wednesday. I'll be hovering around my computer all day today....(probably looking at an exciting New Year's playing marathon Monopoly with my grandson David.)

The contractor is working the final punch list and we want to get every issue out there as soon as possible before they reach completion.

On another note, we have word of a breakin on the island in which several tools and other items were stolen. In this case, the shed door was kicked in, after entry through a broken window didn't work because the adjacent door had a deadbolt lock and couldn't be opened. That's pretty noisy burglary, and bold. Please keep an eye out for your neighbors, and report any crimes to the Sheriff at www.lesa.net.

Here's to a prosperous and "fiscal cliff free" New Year!

From: "Claudia Ellsworth" <islandmgr1958@gmail.com>
Date: Wednesday, December 19, 2012 3:02 PM
To: "undisclosed-recipients:"
Subject: Those Water Pressure Questions!

Changing over from a very old system to a new one might require some intervention by homeowners....here is some advice on the issue from our project engineer. Also, if you had trouble opening last night's email with the photos of the water meter, those instructions are now on the web site at www.herronisland.org. As always, email me if you have additional questions or comments. We are nearing the end of meter installation! Hooray!

Here is Jester's message about water pressure:

Hello again, possible for one of the last times. I have been delayed in sending this by two days, and as I write the contractor is closing in on the last services. We expect that the contractor will be done with the major work by the end of the week, and we will see some road cleanup and other things happening.

The big issue for the week appears to be pressure. We've had a number of people complain that they expected better pressure, and that it appears to have gotten worse. There's a few things going on simultaneously here that we need to untie to understand what is happening. The new water system is configured with pipes so large that friction losses, the part that makes you lose pressure when everyone is using water at once, are essentially zero. The booster pump station should be configured for "smack dab" in the middle of the old pressure range. So, in short, you should have roughly the same pressure you always did, only when people start using it like crazy, you will still have exactly the same pressure.

So, bottom line, you should have the same pressure, or better. If it has gotten worse, then one of two things are happening: (1) we have not gotten the pump station set to the correct operating range, or (2) the waterline to your house has turned loose some gunk when the line was switched over. Which answer is the right answer is hard to say, so let's just test it. I'll be out soon, and when I do I will verify by pressure gauge that the system pressures are where they should be, and I may even dial the pressure up a little bit since the people with HIGH pressure should all have PRV's now. The new pumping system makes this a breeze, since it's as hard as tapping a few keystrokes out on the pad.

In the mean time, you guys can also do a diagnostic test. If you are experiencing low pressure, and happen to be friends with a neighbor that lives at about the same elevation as you, you might pop over and see if they have the same pressure you do. It's the holidays, you should be out visiting with your friends anyway! If they're the same at both houses, there's a good chance that this is a case of the booster pumps not being dialed up high enough. If they are different, then it could be a plumbing problem.

A safe and easy first step at flushing your plumbing (free and easy!) is to take the aerators (those little screens that are screwed onto most new faucets) off all your faucets, turn off your hot water tank (both the power AND the valve), and turn off the water at your service meter (which should be easy to find finally!). Turn on the cold water on everything in your house (but keep that hot water OFF!). The water in your plumbing will drain down to whatever the lowest spigot is. Go out to the meter, and turn the service meter back on. Water from the system will refill those pipes very, very quick, and will usually expel most of the stuff that has built up over the ages. You may want to repeat this process a couple times. I do this on my home about twice a year, because I can't stand it when I'm taking a shower and the water pressure (AND temperature) is all over the map because someone is washing their hands!

Enjoy the holidays, and stay warm!

Jester Purtteman

Northwest Water Systems

From: "Claudia Ellsworth" <islandmgr1958@gmail.com>
Date: Tuesday, December 18, 2012 10:14 PM
Cc: "Jester Purttman" <jester@nwwatersystems.com>
Attach: 2012 Water Meter Operation.pdf
Subject: How to Operate the Water Meter!

Several of you have asked, and so here it is ...if you can't open this, please let me know and I will try to send it in another format. It's really pretty easy to operate the meter. Much thanks to Charles Smith for his help with this. Charles has also provided us with a sample meter for the office in case you need to manually operate the meter.

Not to be a killjoy, but tampering with the installed meters is, I think, a violation of law. All the meter numbers are tied to a street address, for use in setting up our radio read billing system. (Only the physical part of the water system is nearing completion....there is plenty of head banging left for Carolyn and me in the office as we resolve issues and set up the billing system.)

Everyone will be connected to the system tomorrow (HOORAY! BIG MILESTONE!). The contractor will begin the "touching up" of the system, which will include, among other things, pouring concrete collars around the valves....please be careful driving. The contractor has been clearing culverts and drainage ditches as the services have been connected, and there are improvements in many places. Please check your own driveway culvert and remove any obstructions to improve drainage.

As a final step, Coast Exteriors will be putting 40-70 year roofs over the 40-70 life expectancy parts of our new system (pump house, well house #2 and generator house). These will be done in the same style as the ferry sheds. We are also purchasing additional fuel supply for the generator, in the event of a prolonged power outage.

And....in case I don't write again before the holidays....

Merry Christmas to All!

Thank you for your extreme patience during this installation.

The new water system meter and valves are located within the new green meter box. This box has a small lid within a large lid for the top of the box.



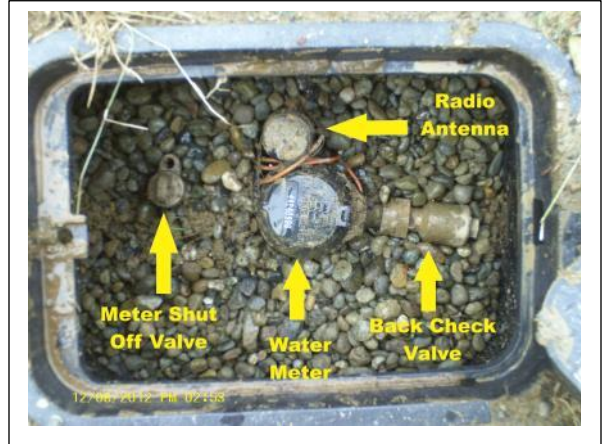
If you open up the small lid, you will see the top of the meter cap inside. The top of the meter cap has the eight digit meter number on the top. You can use this number to reference the individual meter.



If you remove the large lid – which can be done by firmly grasping the opening of the small lid and pulling upward – you can then see:

1. The Water Meter Shut Off Valve
2. The Water Meter Cap
3. The Water Meter Radio Antenna, and
4. The Water Meter Back Check Valve

In this picture, the water meter shut off valve is in the OFF position. You can tell the valve is off because the loops are both pointed parallel with the roadway.



In this picture, the water meter shut off valve is in the ON position. You can tell the valve is on because the top loop is pointed toward (or perpendicular to) the road.

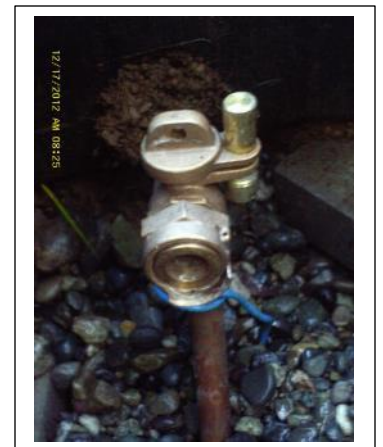


If you have requested to NOT have a meter put in place or there is an issue that needs to be addressed by HMC and the property owner, there will NOT be a meter in the box. This also includes those situations where during meter installation where there was no existing service to connect to on the property.



If the water service installation on a property did not receive a meter, the meter shut off valve is locked in the off position to prevent accidental operation of the valve.

If this is your situation, please contact the HMC Office for resolution.



From: "Claudia Ellsworth" <islandmgr1958@gmail.com>

Date: Sunday, December 09, 2012 4:11 PM

To: "undisclosed-recipients:"

Subject: Information You Requested about Meters and Shutoffs

Dana Gruber is one of our resident inspectors, and sent this note along after yesterday's email:

In your next message to members please let them know we are leaving their installed systems in the off position on the roadside setter when we believe they are not full time residents on the island. They should have a few seconds of air to clear when it is turned on. If they want me to show them how to turn it on for the first time....give me a call (Dana 884-6898).

Also clarify to them when their system should have a HMC lock placed (long term application, costs money to have HMC to remove) on the setter. The resident can use their own lock on the setter if they come frequently to the island and turn their water off as recommended when they are not full time residents.

Finally, let them know that having garden hose connections, unburied poly pipe, systems with multiple repairs are problematic and will give them headaches in the future. The resident inspectors are also finding many worn out/frozen/leaking shut off valves from the old system that supports the Board decision to connect beyond these valves. Thanks, Dana

As you can read from her message, please don't be too eager to have an HMC lock placed on your meter. There is a \$50 fee to remove it and reactivate your meter. You can use your own lock if you like.

One of the grand adventures of water system replacement has been the discovery of an amazing variety of private connections (Member's side of the system). Many of these will have to be replaced with something more substantial. This is the individual responsibility of Members.

Also, as she states, HMC made a decision to remove existing (old) shutoff valves whenever possible, and this has proven to be a good idea. Some of these things have slowed progress a little, but in the long run HMC Members will be better served by their water system.

Keep 'em coming.

Thank you.

From: "Claudia Ellsworth" <islandmgr1958@gmail.com>

Date: Saturday, December 08, 2012 9:59 PM

To: "undisclosed-recipients:"

Subject: High Tides This Week, and More

We've been advised by Captain Farris to expect high tides and mainland parking lot flooding this week. If you park your car in the mainland lot and leave it over night, it will be at risk of salt water, especially if there is an onshore breeze. If you need to park, park on the beach side of the road. This is public right of way, and you can park there overnight.

The water construction crew will be installing meters along single lane road this week. While there will be heavy equipment in use, the road should be passable. Please remember to stay off the edge of the road and keep to the center. We also don't want to obstruct the crew in their work. Due to weather delays and the amazing condition or configuration of some of our Members' water connections, the project has stretched a little and should reach substantial completion (meters installed) by December 24. Following that date, the contractor will have another 30 days to "touch up" details of the project, as directed by the project engineer.

We hope to have a meter setter and meter in the office next week, so that if you are curious, we can show you the shutoff mechanism. We'd like to have as many Members as possible educated on this so that when the seasonal Members arrive there will be plenty of "local knowledge" about meter operation.

Happy Holidays! Stay dry!