

# WATER TOWNHALL MEETING

SEPTEMBER 26, 2024

## I. INTRODUCTIONS

- a. Board of Trustees-Eric, Judy, Mike, Jim, Jeff, Sarah, Julie
- b. Water Committee-Ron and Doug plus Eric, Jim, Mike, Tom, and Theresa
- c. Employees-Penny, Jacob (Brian not attending at this point)

## II. BACKGROUND

Scott Lake Maintenance Company, the Homeowner's Association for our development, owns the water system and serves almost 600 properties with water.

The system was installed beginning in the early 1960's and has grown to include:

- Four wells
- Two reservoirs (one concrete one steel)
- Two booster pump stations
- Roughly 5.5 miles of pipe (made up of various materials including galvanized steel, asbestos concrete, and plastic)
- 600 water services
- One water treatment system to adjust pH
- 32,872,000 gallons of water pumped and distributed in 2023

Our system is classified as a Group A public water system, which means we have more than 15 services. We are required to have a Certified Water Operator (CWO) by the Washington State Department of Health (DOH). They oversee the operation of the system and we have contracted with Northwest Water Systems (NWS) to be our CWO. We have also contracted with NWS to do the billing for our water system and for the homeowner's association dues.

Our water system must comply with Washington State Departments of Health and the Department of Ecology regulations, with most direct regulatory oversight by the Department of Health. DOH requires that we have a Drinking Water Operating Permit, which we have. That permit also has color categories (green, yellow, blue, or red) and our system is in the green category. That means the system is adequate for serving the existing uses (customers) and we meet DOH drinking water requirements.

## III. CONDITION

This does not mean that there aren't issues with our system that need to be addressed. As many have experienced, we have a build up of sediment in our pipes that can be stirred up during times of high flows or when the system has to be shut off and turned back on. The majority of this sediment has been attributed to iron and manganese, which are naturally occurring minerals in our water settling out in the system. Other concerns include age and condition of the pipes and fittings, age and condition of valves and lack of isolation valves, presence of PFA's, and ensuring the mechanical components are in good condition (pumps, etc.).

The system has needs for major upgrades. Historically we have not raised rates sufficient to cover the cost for these upgrades and consequently we are needing major upgrades all at once.

#### IV. WATER QUALITY

Our water is tested for multiple constituents that include:

- Nitrates
  - Complete Inorganic (IOC)
  - Iron
  - Manganese
  - Volatile Organics
  - Herbicides
  - Pesticides
  - PFAS
  - Soil Fumigants
  - Gross Alpha
  - Radium 228
- Our water is tested for multiple Share some iron and manganese tests. Discuss PFA's

We have iron and manganese in our water that is the source of our sediment (as determined by NWS). There was a test done in 2022 that suggests that water from Well #6 is above the maximum allowed per DOH regulations, but it was retested and is below DOH maximum requirements. The original test was not taken appropriately. We meet DOH requirements, but over the years the iron and manganese has settled out in the system the sediment is stirred up when water pressure and flows change. More discussion in a later point.

A recent chemical has come to the attention of Environmental Protection Agency (EPA) and DOH, PFA's. All systems were required to test for PFA's across the United States starting in 2023 and many, including ours, were found to have them. Per- and polyfluoroalkyl substances (PFAS) are a large family of human-made chemicals. They have been used since the 1950s to make a wide variety of stain-resistant, water-resistant, and non-stick consumer products. Some examples include food packaging, outdoor clothing, and non-stick pans. PFAS also have many industrial uses because of their special properties. In Washington State, PFAS have been used in certain types of firefighting foams utilized by the U.S. military, local fire departments, and airports. Some of the most common and best studied PFAS, such as perfluorooctanoic acid (PFOA) and perfluorooctane sulfonic acid (PFOS), have been removed from most products because of health and environmental concerns. These long-lasting chemicals continue to be released into our environment from older products and discarded materials. Newer PFAS compounds have replaced older PFAS compounds and at least some appear to pose similar problems.

Our levels do not exceed current DOH accepted levels, but the EPA has set new maximum levels that we do exceed. We are required to comply with DOH regulations and DOH will likely adjust those to align with the EPA's. We are required to comply with a monitoring plan and provide treatment within 5 years. This was unexpected and will be expensive. That has shifted our plans for some major upgrades that have included water main replacement. See actions being taken by SLMC below.

## **V. FINANCIAL INFORMATION**

- a. See cash accounts-separate sheet
- b. Rates-Overview
  - i. Base Fee-\$67.60 per month
    1. This covers the cost of the water service to your property and up to 700 cubic feet (c.f.) of water.
  - ii. Extra Water Usage- for useage over 700 c.f., rounded up to the next nearest 100 feet
    1. \$1.25 per 100 c.f. between 701-1000 c.f.
    2. \$1.75 per 100 c.f. between 1001-1500 c.f.
    3. \$2.00 per 100 c.f. over 1501 c.f.
  - iii. Replacement Reserves-\$10 per month
    1. Every lot in the development is charged \$10 to go towards building the water reserves for needed capital projects.
  - iv. Additional fees are charged for late fees, water shut off, etc. (see fee schedule).
- c. Rates are set every year through the budget process. The Board is responsible to set the rates such that we generate enough revenue to operate the water system and provide for capital improvements/replacement of worn out components.

## **VI. CAPITAL PROJECT INFORMATION**

- a. Asset management

In 2022 SLMC contracted with North West Water Systems to develop a Water System Reserve Study of all water system assets. The study details specific information for the nearly 300 identified components including:

- Year installed,
- Expected service life,
- Current age,
- Remaining useful life,
- Estimated current replacement cost and
- Projected cost at next replacement of the component.

Based on the study, many of the components are beyond their expected service life. We are using this tool to prioritize the replacement of those aged components and seek possible funding for needed improvements.

As noted below we have addressed some of the highest priority issues identified in the study. We have also made improvements to the system to streamline repairs. And all along, we have had to address unexpected repairs. The components that are proposed for replacement in the next 3 to 5 years are reviewed annually to help develop the next year's expected scope of work and develop the annual water system budget.

## **VII. RECENT IMPROVEMENTS AND EFFORTS**

- a. Inspect and Clean the reservoirs. Repaired a leak in the concrete reservoir
- b. Paint and re-roof water buildings
- c. Replace pressure tanks in upper booster station
- d. Replace booster pumps in both booster stations
- e. Replaced 150 water meters with radio read. Will eventually replace all meters to improve efficiency. New meter give more data, such as peak times of usage, flags for potential water leaks, etc.
- f. Relaced leaking valves in upper and lower booster stations.
- g. Installed isolation valves throughout the system
- h. Contracted with a company to repair and maintain our generators.

- i. Replaced nonfunctioning valves at the wellfield and installed an additional valve to allow isolation of the Treatment building.
- j. Cleaned and inspected the hydropneumatic tank.
- k. Separated the business financials between water and HOA
- l. Numerous repairs

**VIII. CURRENT BUDGETED WORK**

- a. Small Water System Plan
  - i. Emergency response
- b. PFAs treatment alternative analysis
- c. Fire hydrant at upper reservoir
- d. Finish install of last valve cluster and replace several non functioning valves
- e. Investigate flushing program
  - i. Replace valves to blowoffs as needed
  - ii. Repair any blowoffs
- f. Install another 150 radio read meters and purchase software and reading equipment

**IX. FUNDING**

- a. Longer Range plan-Replacement of the distribution system. This is a huge project that far exceeds our reserves. Very ballpark looking at \$6 million or more. We are investigating the options for funding. Our system is not typically eligible for grants, but low interest loans are possible. The first step is to finish the Small Water System Management Plan and to work with DOH, NWS, and others to look for opportunities.
- b. We are investigating funding options. We will continue to pursue any grants that we might be eligible for, but it is likely that we will have to look at loans.
- c. Overview of loan scenario and cost impacts to property owners.

**X. WRAP UP**

There is a lot more work that needs to be done and as with most things, we don't have enough money and all of the work will take time-years. We will continue to install capital upgrades that we can fund through our reserves and will continue to explore funding for the large capital work. Options will be shared with the community.

**QUESTIONS**

# CLOUDY WATER

You may occasionally notice water from your tap that is cloudy, discolored, or containing gray sediment. The information below is to help you consider what action to take.

## **Cloudy Water**

### **Uncolored cloudy water**

Cloudy water is usually caused by tiny air bubbles in the water similar to gas bubbles in carbonated beverages. Usually, this cloudiness occurs when certain work is done on the system or in the winter, when the drinking water is cold.

If you notice cloudy water, fill a clean, clear glass with water from the cold tap and let it sit on the counter. If the water starts to clear at the bottom of the glass first, it is caused by air in the lines. This is probably due to air bubbles -- either from dissolved oxygen being released or trapped air in the plumbing.

If you are also noticing sputtering from the faucet, it is probably the air trapped when the water refilled the water pipes or your empty plumbing. This should clear as the water is used.

If others in the neighborhood have a similar problem, especially where SLMC has been working on the main, the problem may be the result of air trapped in a water main.

### **Foaming/cloudy water**

Foaming water, especially from kitchen sinks, can be caused by dish detergent being splashed on the faucet. If your water is foaming, shake up a glass of water to form a layer of bubbles. Does the layer last when you stop shaking? Does it smell like soap? Is this coming from more than one tap? If only one tap is affected (usually the kitchen faucet with an aerator), dish washing detergent may have been splashed onto the faucet. This can be rinsed off and the problem should clear up.

## **Discolored Water**

### **Sudden discolored water**

If you are experiencing sudden discoloration of water, there may be some activity that has disturbed the direction or rate of flow in the water main, such as an increase in flows during hot weather, a water main break, or significant changes in pressure such as when there is a shutdown and turn on due to a break and repair. Discolored water typically comes from internal pipe rust and sediment getting stirred up. We recommend that you wait until it clears before drinking it. Try running water from a hose bib located prior to where the water enters your house until it runs clear. If the water runs clear outside but you have discolored water inside, run water for a few minutes in your bathtub or shower to see if it is clearing or still discolored. If the water does not clear, let the water sit for 1 to 2 hours. Then run cold water for a few minutes in your bathtub or shower. Please contact the SLMC office at (360) 352-4787 if the water does not clear up within a few minutes.

Our Certified Water Operator has investigated the discoloring in our water and thinks the majority of sediment in our water mains is from iron and manganese in our well water settling out in our water mains. Although we meet the Washington State Department of Health requirements for the amount of iron and manganese in the water, it can settle out over time.

Avoid running hot water if the cold water is still discolored. This will minimize filling the hot water tank with turbid water. If you are washing clothes at the time, it is better to stop the cycle while it is full and wait until clean water is available to finish. If you allow the water to empty from the washing machine and go into the spin cycle it is more likely to cause permanent staining to the laundry items.

### **Yellow, orange, reddish, or brown water**

If your neighbors' water is clear but you are experiencing discolored water just in your own residence, it may be due to plumbing within the building. This problem may occur first thing in the morning, or after periods of lower water use. It is also seen at seldom-used faucets. The water should clear after flushing the faucet briefly. The cause is most likely galvanized iron plumbing in the building. It does not indicate that the plumbing is about to fail or that it needs to be replaced, unless there is also a noticeable reduction in water pressure.

If this is only occurring with hot water, flushing the hot water tank may help by clearing out the sediment in the bottom of the tank. Hot water increases the rate of corrosion in plumbing. You may want to consult a plumber for safety precautions.

### **Gray Sediment**

Gray sediment, especially from the hot water tap, may be coming from the hot water tank which can be overheating. You may want to call a plumber if it continues. If the sediment consists of visible particles from the cold water tap and you have recently installed or replaced an in-line water filter, the material may be charcoal from the filter.

### **Chlorine**

Our drinking water from one of our wells is treated with chlorine in order to protect against microbial contaminants. Because there is little else in our water that produces a taste or odor, the chlorine is often the only taste remaining. We try to add just enough chlorine so that it is still detectable at the end of the system.

Chlorine taste and odor can be minimized by either letting water sit overnight, or using a carbon filter. To let the water sit overnight, collect a fresh sample in a clean container suitable for beverages, loosely cover or cap it, and store it in either the refrigerator or on the counter. Carbon filters are very common in either a pitcher or faucet device. It is best to use a filter that has been NSF certified for removal of chlorine.

# WHAT TO DO IF YOUR PIPE FREEZE OR BREAK

## Frozen Pipes in Winter Weather

Temperatures below freezing can cause pipes in your home to leak due to expanded, frozen water within. Use the tips below to avoid indoor flooding and other dangers.

When it drops below freezing, you should protect indoor sink pipes that are against exterior walls by opening under-sink cabinet doors to allow indoor heat to circulate. During severe cold temperatures allow one indoor faucet to slowly drip cold water. Select the faucet that is the farthest from your front door. Do not leave water running in unoccupied buildings. Set your thermostat no lower than 55 degrees day or night, even if you are away.

## Prepare Your Pipes

- Know where your shutoffs are. If an emergency occurs, you'll need to know how to shut off electricity, gas and water at main switches and valves.
- Protect water pipes from freezing in exposed or unheated areas (attics, basements, crawlspaces, and garages) by wrapping them with tape and insulating materials from hardware stores. Follow manufacturers' installation instructions.
- Drain and remove all outdoor hoses.
- Caulk around pipes where they enter the house and close all foundation vents to minimize cold wind from blowing into your house. Pipes exposed to drafts from open foundation vents are most at risk of freezing or splitting during cold weather. Close off these vents by sliding cut pieces of wood or foam blocks into the vent openings (open the vents again in the spring to prevent dry rot).
- If you have a separate shut-off valve for outside faucets, now is the time to shut it off. Then go outside and turn on all faucets to drain the water out of the pipes.
- If you don't have a separate shut-off valve, wrap outside faucets or hose bibs (if you choose, foam insulated covers are available for about \$3 at hardware stores).
- Shut off and drain in-ground sprinkler systems. Follow manufacturer' instructions.

## If Pipes Break or Freeze

If a water pipe breaks, immediately close the main shut-off valve to stop flooding. If there is not a shut off valve on your side of the water meter, it is recommended one be installed in a easily accessible space before the pipe enters the house. The shut-off valve can be indoors or outdoors, usually in a basement, crawlspace, or garage. If you cannot turn off the main shut-off valve, SLMC customers can call [\(360\)-352-4787](tel:360-352-4787) during business hours and the office will send someone to turn off the water at the meter. After hours the customer can carefully turn the water off at the meter and leave a message at the office that this is what you have done. Meter shutoffs can be damaged easily, so take care and don't use a lot of force. Call a plumber to repair or replace the damaged section of pipe as soon as possible.

## Thawing frozen pipes

- If you turn on a faucet and only a trickle comes out, suspect a frozen pipe. Locate the suspected frozen area of the water pipe. Likely places include pipes running against exterior walls or where your water service enters your home through the foundation.

- Keep the faucet open. As you treat the frozen pipe and the frozen area begins to melt, water will begin to flow through the frozen area. Running water through the pipe will help melt more ice in the pipe.
- Apply heat to the section of pipe using towels soaked in hot water wrapped around the pipe, an electric heating pad wrapped around the pipe, or an electric hair dryer. **Do not** use electrical devices if there is standing water. **Do not** use a blowtorch, kerosene or propane heater, charcoal stove, or other open flame device. A blowtorch can make water in a frozen pipe boil and cause the pipe to explode. All open flames in homes present a serious fire danger, as well as a severe risk of exposure to lethal carbon monoxide.
- Apply heat until full water pressure is restored. If you are unable to locate the frozen area, if the frozen area is not accessible, or if you cannot thaw the pipe, call a licensed plumber.
- Check all other faucets in your home to find out if you have additional frozen pipes. If one pipe freezes, others may freeze, too.





# Color, taste and odor problems in drinking water

331-286 Revised • February 2018

At times, water can have an unpleasant odor, taste, or appearance. These aesthetic characteristics usually don't pose a public health threat and, in most cases, they don't last long. However, a sudden change in the color, taste or odor of your tap water could indicate a public health concern. We don't recommend that anyone drink water that looks, smells or tastes objectionable.

State rules require public water systems to treat aesthetic water quality problems for new sources or if customers request treatment and are willing to pay for it. Most people want their water to look, taste, and smell good.

The first step in solving an aesthetic water quality problem is to identify whether it originates from your household plumbing or from the water your utility or well supplies. One way to tell is to ask others in your neighborhood if they have a similar problem. Another is to contact your water utility or local health agency.

Below are typical concerns and the most common causes. If you are on a public water supply and you have any of these problems, or you can't correct the problem yourself, contact your water utility. If you have a private well, your local health agency may be able to give you advice.

## Colored water

If your water suddenly changes color—no matter what color it becomes—it could indicate a public health concern. Contact your water utility or, if you have your own well, your local health agency. It's likely that something disturbed the water flow in the water main, such as a line break or fire fighting, or a plumbing problem allowed unsafe water to enter the line.

- **Green or blue water:** Usually caused by corrosion of copper plumbing. If corrosion is occurring, dripping water will leave a bluish-green stain on porcelain fixtures. Certain metals that can get into drinking water from corrosion, such as copper or lead, may pose a health concern. Overly corrosive water may cause a problem with the home's piping. If you suspect corrosion, contact your water utility or a licensed plumber.
- **Black or dark brown water:** Often caused by manganese in the water or pipe sediment. If the water doesn't clear after a few minutes of flushing all your cold-water faucets and toilets, wait about an hour and try again. If it still isn't clear, contact your water utility. If you have your own well, you may need a licensed plumber to evaluate and correct the problem. Check with your local health agency for advice.
- **Brown, red, orange or yellow water:** Usually caused by iron rust. Galvanized iron, steel, or cast iron pipes in a home or business, or the water main can cause rusty water. While unpleasant and potentially damaging to clothes and fixtures, iron in drinking water is not a human health concern.
- **Milky white or cloudy water:** Usually caused by tiny air bubbles. If your water is white, fill a clear glass with water and set it on the counter. If the water starts to clear at the bottom of the glass first, the cloudy or white appearance is trapped air. It is not a health threat and should clear in a few minutes. If you have your own well, the pumping system may be causing this issue. You may need a qualified contractor to determine how to correct it.

## Taste and odor problems

If a taste or odor occurs at every water faucet on the property, the cause is probably the main water supply. If it occurs only in certain faucets, the problem is the fixtures or pipes supplying those specific faucets. If the problem goes away after running the water for a few minutes, the problem is somewhere in your household plumbing system. The best way to reduce taste and odor caused by your plumbing is to run the faucet for several minutes, put some water in a container, and then store it in the refrigerator. You may also consider installing a certified water filter.

**Petroleum, gasoline, turpentine, fuel, or solvent odors:** These odors are rare, but potentially serious. **Do not use the water.** A leaking underground storage tank may be contaminating your water supply. Immediately contact your water utility or local health agency.

**Metallic taste:** Iron or copper, may leach into the water from the pipes. Less common metals, such as zinc and manganese, could also be a problem. If you are concerned, have your water analyzed by a certified lab, or contact your water utility. Ask your local health agency for a list of qualified labs.

**Chlorine, chemical, or medicinal taste or odors:** Adding chlorine to the water or the interaction of chlorine with a build-up of organic matter in your plumbing system may cause the taste or odor to be strong. This is not usually an immediate health threat. If the taste or odor seems strong to you, contact your local health agency or water utility for advice.

**Sulfur or rotten egg odor:** Bacteria growing in your sink drain or hot water heater may cause odor. Naturally occurring hydrogen sulfide in your water supply may also cause this odor. To evaluate the cause, put a small amount of water in a narrow glass, step away from the sink, swirl the water around inside the glass, and smell it. If the water has no odor, the likely problem is bacteria in the sink drain. If the water does have an odor, it could be from your hot water heater. There is an element in your hot water heater designed to protect it from corrosion. Sometimes the element causes sulfide smell as it deteriorates over time. A licensed plumber may be able to evaluate this problem. If you rule out the drain and the water heater, and the odor is definitely coming from the tap water, do not use it. Contact your water utility or local health agency.

**Moldy, musty, earthy, grassy, or fishy odor:** Bacteria growing in a sink drain or from organic matter such as plants, animals, or bacteria that are naturally present in lakes and reservoirs during certain times of the year may cause odor. You can evaluate the source of this problem by putting a small amount of water in a narrow glass, stepping away from the sink, swirling the water around inside the glass, and smelling it. If the water has no odor, the likely source is the sink drain. If it does have an odor, the source could be organic matter in your drinking water. Although harmless, this material can affect the taste and smell of your drinking water even at very low concentrations.

**Salty taste:** High levels of naturally occurring sodium, magnesium, or potassium may cause a salty taste. If you live in a coastal area, seawater may be seeping into the fresh water supply. This could be a health threat. Contact your water system or local health agency.

## Resources

If you decide to use a filtration or treatment device in your home, call (800) NSF-MARK or visit the [National Sanitation Foundation](http://www.nsf.org/) website for a list of approved devices at <http://www.nsf.org/>

Our publications are online at

<https://fortress.wa.gov/doh/odwpubs/Publications/> Call the Office of Drinking

Water's regional office nearest you:

Eastern Region, Spokane Valley 509-329-2100 Northwest Region, Kent 253-395-6750

Southwest Region, Tumwater 360-236-3030



If you need this publication in an alternative format, call 800.525.0127 (TDD/TTY call 711). This and other publications are available at [www.doh.wa.gov/drinkingwater](http://www.doh.wa.gov/drinkingwater).



# How to Reduce Exposure to PFAS in Your Tap Water

331-681 • Revised 8/31/2022

## What are PFAS?

Per- and polyfluoroalkyl substances (PFAS) are a large family of chemicals in use since the 1950s, to make a wide variety of stain-resistant, water-resistant, and non-stick consumer products.

Some examples include food packaging, outdoor clothing, and non-stick pans. PFAS also have many industrial uses because of their special properties. In Washington State, PFAS were used in certain types of firefighting foams.

## How do I minimize my exposure to PFAS in drinking water?

Use an alternate source of water for drinking and cooking. Another option is to install home water treatment, such as reverse osmosis or an activated carbon filter, that is certified by the National Sanitation Foundation (NSF) to lower the levels of PFAS in your water. Follow the manufacturer's maintenance and replacement recommendations.

## Does bottled water contain PFAS?

PFAS have been found in some brands of bottled water. The Food and Drug Administration (FDA) has not put enforceable limits in place yet. The International Bottled Water Association (IBWA) says it requires its members to test their bottled water products yearly for PFAS; and to limit PFAS in bottled water to 5 parts per trillion (ppt) for any one PFAS, or 10 ppt for more than one PFAS. These limits meet Washington State health advice, but might not meet new EPA health advisory levels for PFOA and PFOS.

**Note:** *Not all bottled water distributors are members of IBWA. You can check at [bottledwater.org](http://bottledwater.org).*

## Should I still breastfeed my baby if there are PFAS in my tap water?

If PFAS are above state action levels (levels put in place to protect human health) in your drinking water, we recommend that you switch to an alternate source of drinking water if available and continue to breastfeed your baby. Based on current science, the known benefits of breastfeeding appear to outweigh potential health risks of PFAS for infants in nearly every circumstance. Talk to your health care provider if you have concerns about PFAS and breastfeeding.

## Should I use my tap water to mix infant formula if there is PFAS in my water?

If PFAS are above Washington State SALs in your tap water, we recommend you switch to an alternate source of water to mix your infant's formula.

### **Can I boil my water to get rid of PFAS?**

No, you cannot boil PFAS out of water.

### **Can I bathe if there are PFAS in my tap water?**

Yes. Showering or bathing are not a significant source of PFAS exposure.

### **Can I wash dishes and do laundry if there are PFAS in my tap water?**

Yes. Doing laundry or washing dishes is not a significant source of PFAS exposure.

### **Can I water my garden with PFAS-contaminated water and eat that produce?**

Studies show that some PFAS from soil or irrigation water can be absorbed by plants. The amount of PFAS that ends up in the edible portions varies by soil conditions, type of plant, and the type of PFAS and their concentration in soil and water.

If you are concerned, here are some ways to minimize exposure.

- ◆ Wash or scrub all dirt off produce before eating to avoid swallowing soil. PFAS may be in soil particles.
- ◆ Peel and wash root vegetables before eating.
- ◆ Add clean compost to your garden soil. Increasing the organic content of your garden soil can reduce the amount of PFAS your plants pick up from the soil.
- ◆ Use rainwater or install a filter to remove PFAS from garden irrigation water.

### **Can I water my livestock with PFAS-contaminated water?**

PFAS can be absorbed from drinking water by farm animals and transferred into their eggs, meat, and milk. Regular consumption of these animal products could result in elevated exposure for an individual or family. There are no PFAS regulations or advisories to guide consumption of animal products. However, you can reduce your exposure if you:

- ◆ Avoid eating organ meats. PFAS can build up in liver, kidney, and the blood.
- ◆ Switch your animals to clean water or install a filter to remove PFAS from their drinking water.

### **For more information**

Our [publications are online](#) or visit our [PFAS Contaminant webpage](#).

Contact our nearest regional office from 8 AM to 5 PM, Monday through Friday. If you have an after-hours emergency, call 877-481-4901.

[Eastern Region](#), Spokane Valley 509-329-2100.

[Northwest Region](#), Kent 253-395-6750.

[Southwest Region](#), Tumwater 360-236-3030.

# Irrigation & Landscaping

## Guideline 7

**Did you know:** Gardening professionals agree most lawns and yards receive more water than they need. Over-watering creates run-off that carries toxic fertilizers and pesticides into our streams. This not only harms wildlife and your plants, it wastes water and money, too! The following tips help protect the environment, keep your yard healthy, and save you money on your water bill.

1. Apply water only as fast as the soil absorbs it.

### General

2. Water in the evening or early morning when evaporation is least likely to occur. Use drip irrigation during the day for little evaporation water loss. Do not water when it's windy.
3. Water only once a week. Water less often if your plants need less moisture (see Guideline 3—Lawn Watering).

### Irrigation & Sprinklers

1. A properly designed and installed irrigation system should be included as a water conservation tool. Automated irrigation systems offer the ultimate in both control and distribution of water over other watering systems.
2. Keep your sprinkler system in good repair. Fix leaks and adjust sprinkler heads to eliminate over-spray onto paved areas or buildings. Investigate unusual runoff or puddling.



3. Turn off your sprinkler system at the first sign of saturation or runoff to allow the water to soak in. Water again in an hour or two if needed.
4. Make sure the controller of your automated sprinkler system is properly set to achieve minimum watering levels.

## Landscaping

1. Consider alternate landscaping practices. Reduce turf area or use groundcovers and/or mulches instead of turf. Generally, groundcovers use less water than turf areas.
2. Use low water using turf varieties. Consult your county extension office or local nursery to identify low water using turf varieties for your area.
3. Aerate to reduce thatch (dead grass) buildup in turf areas in spring or fall. Thatch restricts penetration of water, air and nutrients. Aeration will also increase water penetration in compacted soils.
4. Consider using organic fertilizer. Consult a nursery or landscape professional for a well balanced fertilizer program.
5. Spot spray weeds as needed and consider an integrated pest management program to control bugs and/or disease.
6. Use mulches such as bark compost to help planting beds retain moisture.
7. Consider water consumption when selecting plants. Some plants use more water than others. Consult a good gardening book or your local nursery to determine which low water using plants are correct for your area.
8. Plant placement is important. Remember, right plant, right place! Shade loving plants don't do well if placed in the sun and will require excessive watering to survive. Place plants with similar water needs in common areas so all can benefit from the same application of water.

### More Information

Washington State Department of Health Office of Drinking Water  
P.O. Box 47828 • Olympia, WA 98504-7828  
(360) 236-3100 • 1-800-521-0323  
[doh.wa.gov/DrinkingWater](http://doh.wa.gov/DrinkingWater)



# SCOTT LAKE MAINTENANCE COMPANY

## BANK ACCOUNTS

**HOA - CHECKING**  
**\$37,811.14**

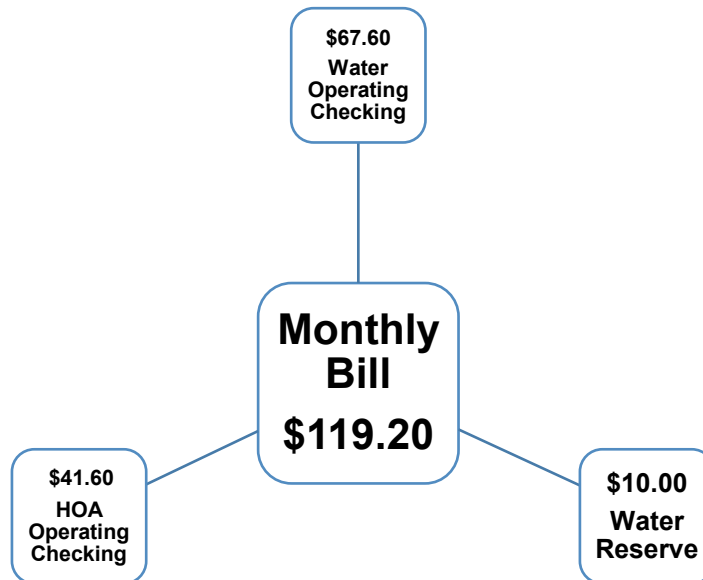
**HOA - SAVINGS**  
**\$64,937.50**

**Pass through**  
**\$52,001.73**

**WATER - CHECKING**  
**\$174,756.34**

**WATER - SAVINGS**  
**\$199,593.08**

**WATER - RESERVES**  
**\$295,484.14**



# SCOTT LAKE MAINTENANCE COMPANY

## INVESTMENT ACCOUNTS

**HOA**  
**Operating Investment Fund**  
**\$217,489.11**

**WATER**  
**Reserves Investment Funds**  
**\$1,408,200.36**

**WATER**  
**Operating Investment Fund**  
**\$30,606.24**