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A monthly newsletter brought to you by Scott Lake Maintenance Company

Message from your President – *Eric Riffe*

Water System Town Hall Recap

Scott Lake property owners collectively own the community water system. The Board manages it on behalf of approximately 600 connections and 735 lots, while all financial obligations ultimately rest with property owners.

Our water system today:

Water System Components	Four wells, one hydropneumatic tank, two reservoirs, two booster pump stations, and nearly eight miles of water main
Annual Water Delivery	Approx. 34 million gallons
System Classification	Group A public water system
Current Status	Compliant with state requirements and operating under a green permit

Much of the system was installed beginning in the 1960s. Its galvanized steel, asbestos-cement and plastic pipes have expected service lives of roughly 40 to 70 years depending on pipe material, soil conditions, and quality of pipe. Local soil conditions are highly corrosive to galvanized material, and many assets are now at or beyond their expected useful life.

Water Quality and Regulatory Oversight

The Washington State Department of Health oversees the system. Northwest Water Systems is our Certified Water Operator and ensures our system operates in compliance with DOH requirements by monitoring, testing, reporting, and providing operational guidance.

- Iron and manganese occur naturally in the well water and are the main sources of sediment and temporary discoloration.
- Pressure changes, shutoffs, and high-flow events can stir up sediment. The term discolored water is typically used to describe this aesthetic issue.
- Calcite contact tanks adjust pH and reduce corrosiveness. Lead and copper testing has remained within acceptable limits.

PFAS Monitoring and Next Steps

PFAS are chemicals found in our water that have been used in many stain-resistant, water-resistant, and nonstick products, as well as certain firefighting foams. Scott Lake's current results do not exceed state-accepted limits, but the levels require continued monitoring.

Upcoming Events: October 2026

www.scottlake.net (Under Calendar Tab)



- SLAMS Club – Oct. 13th @ 6 pm
- Garden Club – Oct. 15th @ 10:30 am
- Board of Trustees – Oct. 15th @ 6 pm
- SLAMS Game Night – Oct. 16th @ 7 pm
- Pumpkin Carving Contest – Oct. 24th @ 2 pm
- Trunk-or-Treat – October 31st @ 6 pm

Water System Town Hall Recap continued…

SLMC received grant funding to investigate a new aquifer and drill a test well. If they don't find a suitable water source, they may need treatment. The community has also received $185,000 from a PFAS lawsuit settlement.

Why Precautionary Boil Water Advisories Are Issued

A precautionary advisory may be issued after a main break or when pressure drops to zero because either condition can create a potential pathway for contamination. Samples are sent to an accredited laboratory, and results require several days because bacteria must be cultured. Recent advisories have not resulted in a failed water-quality test.

System-Wide Flushing September 29 Through October 2

- Flushing will begin in the lower pressure zone and move through the middle and upper zones, including cul-de-sacs and dead ends.
- Residents may notice lower pressure and temporary discoloration, especially in the flats. A contractor will be on standby for possible breaks.
- Afterward, run an outside faucet until clear, then flush indoor cold and hot water. Take precautions with recirculating pumps and electric water heaters. Extra flushing water will not be billed.
- **Any questions, call NWS: 360-876-0958**

Asset Review and Recent Improvements

In 2022, Northwest Water Systems reviewed nearly 300 components, documenting installation dates, expected service life, remaining useful life, and replacement costs. The Rural Community Assistance Corporation is helping update this information so projects can be prioritized and positioned for funding.

During the past three to four years, SLMC has completed or initiated substantial work:

- Inspected and cleaned reservoirs and the hydropneumatic tank, and repaired a concrete reservoir leak.

Water System Town Hall Recap continued…

- Improved water buildings; replaced pressure tanks, booster pumps, and valves; and established generator maintenance.
- Installed a new telemetry system and system-wide radio-read meters that integrate with billing and help identify leaks.
- Replaced the pump that failed in Well No. 4 and purchased standby pumps for both booster stations.
- Separated HOA and water finances and implemented a new billing system.

Distribution System Replacement Plan

Gray and Osborne Engineering evaluated approximately 7.85 miles of water main and developed a three-phase replacement plan. Most mains have exceeded their useful life. The project would install C900 PVC mains, add valves and controls, and replace service pipe from each main to the meter.

Phase	Scope & Timing	Estimate
A	About 2.5 miles; system backbone, creek crossing, and possible rock excavation; construction targeted for 2028	$4.6 million
B	Second phase; construction targeted for 2030	$3.3 million
C	Final phase; construction targeted for 2032	$4.2 million

The phased estimate is approximately $12.1 million. Completing the work as one project is estimated at about $13 million, with potential construction savings of 10 to 15 percent. The Board approved $400,000 from water reserves for Phase A design. Geotechnical work and other investigations will help refine costs.

Funding Strategy and Possible Rate Impact

SLMC is evaluating state and federal funding programs. A USDA or state package may combine a loan with partial grant funding; a 100 percent grant is not considered realistic for this project.

Best-case estimate	25 to 50 percent grant support; approximately $36 more per month per household
Worst-case estimate	100 percent loan financing; approximately $93 more per month per household
Repayment Outlook	Potential 20- to 40-year term; estimated annual payments of $150,000 to $200,000
Application timing	Funding applications planned for approximately November 1 of next year

The current monthly water charge is $83.11, including a $73.11 base charge and $10 reserve contribution. The Board will compare available funding packages and may consider collecting additional funds before construction to assist with the collection of funds for loan payments.

Water System Town Hall Recap continued…

Current Reserve Position

Water reserves	$1,940,000
HOA reserves	$275,000
Operating reserves	$225,000

Some water reserves are committed to Phase A design and related costs. The goal is to maintain at least $1 million in reserves. SLMC's investment strategy has also increased reserve earnings.

Water Testing Results

Required results are available through the Washington State Department of Health Sentry database. Search for Scott Lake to review the system's testing history



Upcoming Events

As the fall season approaches, we have a lot going on at the community center. Please join us on October 24th from 2- 5 pm for our annual pumpkin carving contest. We will have awards for both adults and kids in the categories: Most Spooktacular (Scariest), Mum-mazing Creation (Most Creative), and Laugh-o-Lantern (Silliest), as well as one Pick of the Patch award for the overall favorite pumpkin.

The fun continues Halloween night for trunk-or-treat at the community center on October 31st from 6- 8 pm. We will have both indoor and outdoor spots available for people who would like to decorate cars or a space inside to hand out candy. If you would like a spot, or to volunteer at our children's games, please call or text Katie at (360)509-3206

If you would like to donate candy, please drop it off at the community center with Penny.

On Halloween, we will also be collecting donations for our November Thanksgiving food drive. Each nonperishable food donation will earn you carnival game tickets, or you can donate 1 dollar for 5 game tickets.

We are definitely looking forward to seeing all the amazing costumes this year and hope to see you there!

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