

Jug Mountain Ranch (JMR) Public Water System

Rules and Regulations February 2023

1. Purpose of Water System Policies and Procedures.

- 1.1) To establish a set of rules to administer and operate a public water system that will insure adequate water supply that meets all public health and safety standards.
- 1.2) To establish control measures to enforce termination of service for non-compliance of these policies and procedures.
- 1.3) To document the authority of the Board of Directors of Jug Mountain Ranch Association to limit the amount of water use on a per home basis to assure a sustainable long- term source of supply.

2. Definition of Water User Types

- 2.1) Approved water system users are those homeowners with water service line connections to their private property.
- 2.2) Non-approved water users are those water users that do not own property within the subdivision with existing service line connections to the water system.
- 2.3) If someone other than the property owner (i.e., a renter or tenant) is the beneficiary of the water use, the owner of property shall notify the tenant of these policies and procedures prior to occupancy. The renter or tenant shall then be considered a water user and be subject to all policies and procedures regarding the water system.

3. Billing

- 3.1) The base water user fee is due annually as a Utility Assessment which is assessed by the Jug Mountain Ranch Association. Any purchaser of a lot from Jug Mountain Ranch LLC will pay the flat monthly charge of \$50 per month, in advance for the remainder of the year, at the closing of the purchase of the lot, prorated as of the date of closing. This monthly fee is for water service only – the sewer user fee is separate. The cost shall be a flat rate for each service connection for usage up to 10,000 gallons per month. Usage in excess of 10,000 gallons per month shall accrue additional fees as follows: \$1.80 per 1000 gallons between 10,001 and 20,000 gallons, \$2.50 per 1000 gallons between 20,001 and 60,000 gallons, \$4.00 per 1000 gallons between 60,001 and 75,000 gallons, and \$6.50 per 1000 gallons for over \$75,000 gallons. The purpose of this graduated rate system is to encourage water conservation. All of the above-stated rates may be modified in the future by the Board, to adjust for the cost of operation, maintenance, repair and replacement of the system, as well as to adjust for additional lots which may be platted as part of Jug Mountain Ranch and which share in the cost of the water system, and to further encourage water conservation. Meters may be read monthly during the irrigation season to discourage excessive water use.

3.2) Lot owners desiring to connect to the water system will be required to pay for completion of facilities from the lot line to the dwelling. Additionally, at the time when application for Design Review is made, an initial utility service fee in the amount of \$15,000 (which includes water and sewer) shall be paid by the owner to the Association. After payment of the utility service fee, the Association will install a water meter. The utility service fee may be modified from time to time, by and at the sole discretion of the Jug Mountain Ranch Association. Additionally, because the water system pressure was increased to approximately 80-100 psi depending on lot location, with the installation of a water storage tank, **all homeowners are required to install individual pressure reducing valves as part of their plumbing systems to reduce pressure to less than 80 psi.**

3.3) The flat and metered fees for the water system, as well as the initial utility service fee, will be assessed as a Utility Assessment by the Jug Mountain Ranch Association.

4. **Responsibility for Leaks and Repairs**

4.1) Jug Mountain Ranch Association shall be responsible for all maintenance including leaks and repairs of the water system up to and including the meter box on the homeowners front property line.

4.2) All water users shall be responsible for their individual service lines from meter box on the front property line to the connection of their household plumbing.

4.3) In the event of system depressurization, it is the responsibility of Jug Mountain

Ranch Association to provide immediate public notification, disinfect the system, obtain clean bacteria sample results and re-notify the public when the water is safe to drink.

5. **Complaint Procedures**

5.1) If at any time a water user has a complaint concerning termination of service, policies and practices, or any other matter regarding JMR water service, the water user must contact the Jug Mountain Ranch Association in person or in writing. The complaint will be investigated by the system operator, and if possible resolved promptly. The water user will be notified in writing of the result of the complaint and every effort will be made to resolve the complaint.

6. **Termination of Water Service**

6.1) With proper water user notification pursuant to Section 8, Jug Mountain Ranch Association may deny or terminate water service for any one of the following reasons:

- i) Denying or willfully preventing access to water facilities.
- ii) Repeatedly exceeding the per water user consumption limit as provided at Section 10.
- iii) Repeated violations of the policies and procedures of the association concerning water use.
- iv) Failure to comply with the Jug Mountain Ranch Association's cross connection control program pursuant to Section 7.
- v) Failure to repair leaks for which water user is responsible in a timely manner.
- vi) To prevent a violation of local, state or federal health codes.
- vii) Failure of payment.

7. Cross Connection Control Program

- 7.1) The Jug Mountain Ranch Association adopted the **AWWA-Pacific Northwest Section, Cross Connection Control Manual, Sixth Edition, December 1995** as the guideline for establishing a Cross Connection Control Program for the water system. A copy of the Jug Mountain Ranch Cross Connection Control Program is attached as **Exhibit A**. All homeowners must comply with this program.

8. Notification

- 8.1) Written notification of termination from the JMR water system must be mailed, by USPS certified mail, federal express, or similar method, at least 7 days before the proposed termination date.
- 8.2) At least 24 hours before the service is terminated, another attempt shall be made to contact the water user of record in person or by telephone, whether or not the Association has been successful in making contact.
- 8.3) The first notice of termination shall include the procedure and requirements the water user must follow to prevent termination of service and for restoring service.

9. Responsibility for Water Supply

- 9.1) Jug Mountain Ranch Association shall not be liable for a water system deficiency or failure of the supply of water whether by the shutting off the water to make repairs or connections or for any cause beyond its reasonable control.
- 9.2) Jug Mountain Ranch Association shall not be responsible for damage such as the breaking of any pipe, valve water

heater, internal plumbing fixture or any other personal property damage resulting from operating the system or any other cause beyond its reasonable control.

10. Water Use Limits

- 10.1) Jug Mountain Ranch Association board of directors can change the per home water consumption limits at any time to assure a reliable water supply to all homeowners.
- 10.2) Any change to the water use limits must be conveyed through a written notification and must be mailed to all homeowners.
- 10.3) Unless otherwise notified by Jug Mountain Ranch Association board of directors, all water service connections are limited to a total usage of 3,000 gallons per day per home, measured on a monthly basis.
- 10.4) To assure adequate power of enforcement to the system operator, no trading of water between homeowners will be allowed.
- 10.5) Water users who exceed the water consumption limits as determined by the system operator will be given notice by Jug Mountain Ranch Association to reduce water usage.
- 10.6) Routine noncompliance of sections 10.3-10.5 are grounds for disconnection in accordance with JMR water system policies and procedures. Routine noncompliance is defined by noncompliance of the mentioned sections after the second written notice of termination has been delivered.

11. Changes to Policies and Procedures

- 11.1) The Jug Mountain Ranch Association Board of Directors may modify these Rules and Regulations from time to

time in accordance with the General Declaration for Jug Mountain Ranch, and the Bylaws for the Jug Mountain Ranch Association. In such instance, modifications shall be mailed to all homeowners. A current copy of these Rules and Regulations shall always be available at the Jug Mountain Ranch Association Office.

**JMR PUBLIC WATER SYSTEM – RULES AND REGULATIONS
EXHIBIT A**

**JUG MOUNTAIN RANCH
PUBLIC WATER SYSTEM #4430102
CROSS CONNECTION CONTROL PROGRAM
February 2022**

Jug Mountain Ranch is committed to providing a safe drinking water supply to its consumers. As part of this commitment an effective Cross Connection Control Program is needed to help protect the water supply from hazards posed by any existing or potential cross connections to the JMR Public Water System.

CONSUMER INFORMATION

- What is a Cross Connection? A cross connection is any point in the public drinking water system that is connected or potentially connected to a source of contamination or pollution that could enter the water system through backflow. Common cross connection points include automatic sprinkler systems and garden hose bibs among others. A garden hose can come into contact with many potential contaminants.

Never submerge hoses in buckets, pools, tubs or other containers. A hose bib vacuum break is an inexpensive, easy to install device designed to prevent backflow through your hose.

- How does Backflow Happen? There are two ways for backflow to occur: back siphonage and back pressure. **Back siphonage** can occur when there is a negative pressure in a pipe creating a vacuum and water flows in the opposite direction. This vacuum can be caused by a high water demand in another part of the system, such as when a water main breaks or during firefighting. **Back pressure** occurs when the service line pressure is greater than the pressure coming in from the water main. This could happen when a garden hose is connected to a faulty pressure washer or from an overheated water heater or boiler.
- How does this affect me? To protect the Jug Mountain Ranch Public Water System the JMR Homeowner's Association will actively pursue implementation of the Cross Connection Control Program including inspections, notifications of required maintenance, and enforcement.

JUG MOUNTAIN RANCH CROSS CONNECTION CONTROL POLICY

- There shall be no connection between the distribution system and any pipes, pumps, hydrants, or tanks whereby unsafe water or other contaminating materials may be discharged or drawn into the system, unless proper backflow prevention is in place.

1.1 Cross Connection Program Components

- Inspection program of existing facilities to locate where cross connection issues may exist. For new homes suitable protection must be installed before water service is provided.
- Notification and installation of recommended assemblies at identified locations.
- Periodic inspections to ensure assemblies are still working at those locations, and replacement of defective assemblies.
- Enforcement/Discontinuance of service to locations without backflow protection

1.2 Inspection Program

Existing Customers

- Inspect all existing water meter services, including irrigation systems for proper backflow prevention devices. Input inspection data into cross connection control data base.
- Perform testing of existing devices. Testing shall be performed by a backflow assembly tester licensed by the Idaho Bureau of Occupational Licenses (IBOL).
- Notify customers of any deficiencies; require installation of proper backflow protection.
- Require annual testing of all cross connection control devices (IBOL certified), and replacement of defective assemblies.
- Enforce failure to comply (install, test, or maintain); discontinuance of service.

New Customers

- Review plans for backflow requirements.
- Require documentation on backflow installation and testing (IBOL certified); input information into cross connection database.
- Require annual testing of all devices (IBOL certified), and repair/replacement of defective devices. Input reports into cross connection control database.
- Enforce failure to comply (install, test, maintain); discontinuation of service.

1.3 Installation of recommended assemblies

The Jug Mountain Ranch water system has adopted the Pacific Northwest Section – AWWA, Cross Connection Control Manual, sixth edition, December 1995 as a guidance manual for implementation of an effective Cross Connection Control (CCC) Program. Please refer to Attached copy.

- Any noted cross control deficiencies by authorized JMR personnel shall be forwarded to the JMR Home Owner's Association who will be responsible for notifying the affected party.
- Notification shall include when the inspection was performed, the required action from the affected homeowner, and a 10 day deadline for complying with the required action.
- Failure to comply will result in an enforcement action.

1.4 Periodic Inspections

- Homeowners shall be required to submit to yearly inspection testing of irrigation backflow devices, and submit certification to the JMR Homeowner's Association. Testing shall be performed by a backflow assembly tester licensed by the Idaho Bureau of Occupational Licenses.
- Testing information shall be added to the cross connection control database.
- At their discretion, JMR authorized personnel may also request to inspect water service components. A minimum of 3 days notice must be given to the affected homeowner.

1.5 Enforcement/Discontinuance

- If after the proper notification period has been completed, and no corrective action has been taken by the affected party, an enforcement action will result.
- Authorized JMR personnel shall remove the water meter and discontinue water service.
- Water service shall be discontinued until such time as the corrective action has been completed.