

Holiday Hideaway Association And The H₂Water Spout

Issue 5

FALL 2013

Your Board of Directors for 2013-2014

Sharon Schlittenhard, President
Laura Saunders, Secretary
Wendell Phillips
Gary Rainwater

Larry Bohall, Vice-President
Bill Rainwater, Treasurer
David McKibben

Cas Hancock, Business Manager

Association Staff

Darcy Daniels, Bookkeeper

Water Co. Staff

Cas Hancock, Business Manager

Darcy Daniels, Bookkeeper

Tama Campbell, Operator in Training

Gerry Francis, Operations Consultant

Maintenance:

Bonita Smith

Jason Krapf

Gabriel Bean

ASSOCIATION NEWS

As of our last Membership meeting, a little over half of the membership is paid up. Delinquent Dues are collected at sale of property. The Membership in attendance at our 2012 meeting encouraged the Board to follow up with people who have not kept up with their dues.

We have pursued those accounts that were delinquent and have had limited success. There are a number of properties that have had liens placed on them until those dues (and related costs) are paid.



The Board is still working on updating our Association database and membership records. We would like to extend e-mail service to as many "Association Only" Members as possible, so we are requesting your e-mail addresses. This saves staff time and printing and mailing costs, as well as reducing the amount of paper we use. **If you are willing to receive Association and/or Water Company bills/news via e-mail, please send us an e-mail with your Name and Lot**

Number (s) to:

info@hhwater.org

so we may add your address to our address book. Your e-mail could be as simple as this (assuming you send it from the e-mail address you want us to use):

Jane A. Jones, Block 12, Lots 1, 2 and 3.

This can work as an update of e-mail addresses for the Water Company address book as well.

The Association & the Water Company are CHANGING their MAILING ADDRESSES!!

Please send all payments and other mail to:

Holiday Hideaway Water Co.
6967 Holiday Blvd., Anacortes,
WA 98221



or

Holiday Hideaway Association
6967 Holiday Blvd., Anacortes, WA 98221

Interested in Serving Your Community?

The Holiday Hideaway Association is the community organization that serves the HHA community. In addition to taking care of the three common properties, the Association also manages the Holiday Hideaway Water Company which administers the state certified water distribution system.

The Board for the Association and the Water Company is made up of volunteers from the property owners. Meeting commitments vary somewhat, with a formal meeting scheduled for the last Sunday of every month, with occasional changes. The Board presides over the annual meeting of the Association which reviews membership revenue and expenditure and hears reports on the Water Company. The Board, with input from staff, sets rates for water and plans for the long term capital maintenance of the system.

If you are interested in giving back to the community and want to serve on the Board please get in touch with the President, or one of the Board members and be prepared to come to the annual meeting on the third Saturday of April 2014.

Board meeting notes and other documents have been available on our webpage www.hha.octopia.com There has been a change in the company for uploading the documents so they are temporarily unavailable.

We are working on making the webpage easier to navigate. Please be patient.

A few reminders:

Please make an effort keep your lot clean and uncluttered



Parking cars on the roads is dangerous, please park on your property

Please do not park at the boat launch

The Board has not forgotten about updating our HHA governing documents , progress is slow,

but we want to be certain that everything is legal and transparent.

Commons Committee: The Committee helps maintain the Common areas of Holiday Hideaway. Bob Anderson, as Coordinator of the Committee, organizes volunteers to resolve any issues or ideas that do arise. Please contact Bob @ 360-293-3770 if you are willing to help when your Community needs you.

The path to Deadman's Cove has been re-established, cleared and well marked. We even added a graveled parking space for your convenience. Please enjoy the path at your leisure, but be respectful of the neighboring properties and their privacy. Board Members Larry Bohall and David McKibben, along with Drew Norton, did most of the work. Thank you all.



Work needed on Long Bay and Cook's Cove is in the investigation stage. For all community property, please practice caution when using any facilities.

This little tidbit should be of interest to those Association members who do not already have a water share.

In coordination with our Engineering firm, the Water Company is requesting an increase in the number of water shares available to our Association members who do not yet have water shares and service. These additional shares will help satisfy the requirement to provide water service to everyone within our Water System Retail Service Area. We are awaiting approval from the State Department of Health.



The Board meets monthly to discuss any issues for our Association Members and our Water Customers

Water Company News Emergency Preparedness

Ready or not, winter is almost here. By now, we have had chilly temperatures. As typical with Fall weather, the days are warm enough that a quick overnight freeze isn't a major problem, yet.

Soon, though, those cold temperatures will be around day and night, which means a greater risk of water freezing in pipes. THAT means a greater risk of bursting pipes, lots of damage and a large water bill (since water loss due to freezing is "preventable", our leak adjustment discount does not apply to water loss due to burst pipes from freezing).

If you are planning to remain at home during the winter, here are some useful tips:

- Drain water from sprinkler supply lines, disconnect and drain outdoor hoses. Don't cap the outside valve – leaving it open will allow any remaining water to expand outward, rather than expanding in the pipes and eventually breaking them.
- Insulate all pipes that run outside or along an exterior wall if possible, using pipe sleeves, foam, tape or even newspaper. Caulk around pipes where they enter the house. Make sure the pipes in indoor, unheated areas are well insulated, including attics, basements and garages.
- Open cabinet doors to allow warm air to circulate to the plumbing.
- Let a trickle of water run from faucets during extremely cold weather, which will help keep it from freezing in the interior and exterior pipes.



If your home will be vacant this winter, observe the following:

- Close off foundation vents to prevent cold air from coming in, and cover the vents with wood or Styrofoam.
- Shut off outside water taps and drain the valve by removing garden hoses.
- Make sure outside pipes and inside, unheated pipes are well insulated.
- Shut off and drain the indoor water system as well. Turn off the main valve, turn on all faucets and flush the toilet, then shut off all the faucets. Make sure the water heater is turned off during this process. Drain

the heater, as well as pipes for the refrigerator, dishwasher and washing machine.

- Make sure the water is nearly all drained from the toilet tank (it may take a couple of flushes once the water is turned off), but try to keep a bit of water in the bowl to prevent sewer gas from backing up into the toilet – and the house.
- Keep all cabinets open to keep the pipes warm inside.
- Turn thermostat no lower than 55° to help keep pipes warm inside.

Shutoff Valves for Your Home:

If you are leaving your home, even for over-night, it is recommended that you turn off the water to your home. The plumbing in many homes has a master valve that will do this. If your home does not have such a valve, there is a valve in your water meter box, which will also allow you to turn off the water to your property. The valve in your meter box requires a special wrench, which we make available to people to "borrow". One of these wrenches is available on the exterior of each of the Water System's three building sites (adjacent to the entry door). Once you have used the wrench to turn off (or turn on) your water, please return it for others to use. Better yet, purchase a wrench and keep it at your home (such wrenches are available at large hardware stores).

If you turn off your water, also remember to turn off the power to your hot water tank. If, by chance a leak drains your plumbing, the hot water tank could be damaged if it remains "on" while there is no water in the tank. If you intend to be gone for several days, it is a good practice to turn off your hot water tank as a way to save energy. Switching to a tankless hot water heater may be a good alternative if your home is often vacant.



The Construction Cost Index that we use for pricing the costs of construction of water facilities and installation of individual services will rise 7.6 % this year. Therefore, the Water Share Price, Meter Installation fee, Meter charge and the RTS charge for 2014 will increase 7.6% with the Index, as of January 1, 2014.

The Board is planning to add an Emergency Generator to the water system in the coming year. With such unpredictable weather and our unique situation as Islanders, we cannot depend upon the electrical service being repaired in a very short time period. With the addition of the generator, we can at least assure our customers of drinking water during electrical outages, assuming that the distribution system pipes and individual service lines remain intact.

Please remember that we are zoned as single family residential. There are no commercial enterprises allowed in Holiday Hideaway. Especially no operations that increase traffic flow or increased water consumption, such as nurseries. We have a very limited water supply and cannot sustain such activities.

If you have any questions about your water system, please feel free to ask your question via e-mail sent to Info@hhwater.org

Questions about Association dues or water bills may be sent to Darcy at billing@hhwater.org or call 360-299-4535.

If there is a water emergency please call Tama Campbell at 360-333-0107.

Holiday Hideaway Association
6967 Holiday Blvd.
Anacortes, WA 98221

**PLEASE NOTE
NEW
MAILING
ADDRESS**