



Date: Feb. 5, 2010
From: Edelweiss Board of Directors and Management
To: Edelweiss Property Owners
Subject: EXPLANATION OF SPECIAL ASSESSMENT PROPOSED FOR WATER SYSTEM IMPROVEMENTS Amount: \$70,000 or \$225 per lot

At the annual meeting in May, 2010, the Edelweiss Board of Directors will ask all property owners to vote on a special assessment to fund a specific upgrade to our water system. The amount of the proposed **one-time assessment** is \$225 per lot. Campground lots will not be included in the assessment. If approved, billing for the assessment will be sent out immediately following the meeting. If approved, the work will begin immediately so as to allow enough time to complete the work before next winter.

As per Article 7.3 of the Edelweiss bylaws, one vote will be allowed for each lot. If an owner cannot attend the meeting, he/she may either vote by mail or appoint a proxy/person to vote in lieu of the lot owner at the meeting.

This document/letter outlines the background on the need for this assessment and, we hope, answers most of the questions regarding the need for these funds. There is an addition "Q&A" section on the web-site. Finally, the names and phone numbers for certain current Board members are also furnished at the end for your use in case you might wish to discuss the topic

The construction will be to install a new supply line from the Cassal Booster Pump to the Reservoir. Feeder lines for Ayers Court, Blue Grouse Lane and part of Mustard Mountain Rd will be installed in the same trench.. It is imperative that the Cassal Booster Pump to Reservoir Line be replaced as soon as possible. The current supply line is not buried deeply enough and the quality of the piping is suspect. If this line were to fail, water would not be delivered to the reservoirs, and thus not delivered to each home or standpipe on a given lot. We have had several engineering reports indicating that this pipe is an "accident waiting to happen". . An estimate of approximately \$70,000 has been obtained to complete this work. While the cost is included in the 2010 proposed budget, passage of the special assessment is needed to provide the needed funds.

Background about the Edelweiss water system:

The system is a 'Group A public water system', owned by the Edelweiss property owners and operated by The Edelweiss Maintenance Commission (EMC), the management portion of the Edelweiss Community.

Our water is supplied from two high-producing wells drilled to a depth of 240 feet and located near Goat Creek Road. The water is pumped uphill to a still-well located at the intersection of Highland Meadow and East Fawn Creek Road. Two alternating booster pumps send the water further uphill to two separate reservoirs located above Blue Grouse Lane. One of these is an underground tank, holding 75,000 gallons. It is in use only during the winter months, in order to avoid the possibility of freezing. The other tank, which has a 120,000-gallon capacity, is above ground, and is used only during the spring through fall months. It is drained each year in the fall, before the winter season.

When the water level in the reservoir(s) drops to a certain level, a sophisticated system of telemetry, via radio, signals one or the other of the booster pumps to be activated. After the booster pumps begin to lower the level in the still well, additional telemetry activates a well pump, which keeps the still well

supplied with water while the booster pump is active. Water, which has filled the reservoir, is then fed by gravity to all Edelweiss homes and standpipes on empty lots.

The Edelweiss community currently consists of 316 buildable lots and 25 campground lots. Homes, either completed or under construction, exist on 164 of the buildable lots. Over 60 homes have been constructed within the past 10 years. Edelweiss is about 50% built out.

As part of the original development of Edelweiss, water lines, electric power lines and telephone lines were installed, in most cases under the current roads. Unfortunately, some of the piping used was not of sufficient wall thickness to insure against breakage while under pressure and many of the water lines were not buried deep enough to insure against possible freezing in winter. For example, some of the pipes have been found to be as shallow as two feet. In this climate, a five foot depth is a required minimum.

In 1996, in preparation for eventual build-out and the resulting increased demand for water, Edelweiss developed a comprehensive plan, which details the upgrades needed to correct the deficiencies in the system. It also sets priorities in order to ensure adequate delivery of water in the future.

You can see the complete plan by going to our website:

www.edelweissmethowvalley.org

Part of that plan has been implemented. The new above-ground reservoir was completed in 2006. This reservoir combined with the eventual connection to the underground reservoir has the capacity to supply the community with water at build-out. In addition, a new 4-inch supply line from the Cassal wells to the booster pump house was completed in 2008. This ensures adequate delivery from the well pumps. Finally, in the spring of 2009 a major 6-inch line, 3,600 feet in length, was installed across Highland Meadow. This line ensures adequate supply to the northwest part of Edelweiss.

These upgrades have been funded by water hook-up fees. However, our budget estimates for the next 10 years prove beyond a doubt that future hookup fees alone will not pay for this immediate infrastructure upgrade, future upgrades and concurrent maintenance of the entire water system. With essentially no new home construction at the present time, and a very modest forecast for future construction, we have no hook-up fees in our planned income for the next few years.

Following the replacement of the booster pump line, all the remaining water lines not already replaced will need to be upgraded at some time in the future as per the comprehensive plan if we are to someday have total build-out of all lots.

As mentioned above, the comprehensive plan outlines the order and priority of the upgrades. Assuredly, there will be unexpected repairs and maintenance issues, but the overall plan provides us with a good blueprint.

The Need for this Assessment of \$70,000

Our water, which is arguably some of the best in the world, is our most important commodity. The Edelweiss Board and Long Range Planning Committee cannot stress enough the importance of keeping our water system in good working order. We cannot afford to ignore needed upgrades as our community grows. We urge all property owners to review our comprehensive plan and to vote in favor of this one time assessment.

The Board recognizes that in these troubled economic times it is difficult to pay any additional costs associated with owning property in Edelweiss, which for many of us is a part time residence. . Thus, this vote is only for one year to take care of what is an urgent need.

Please recognize that any future improvements would require a vote at that time, if an assessment is deemed necessary.

If you have questions for the Board prior to the meeting, please direct them to: Pat Leigh at 509.996.3303 or patricialeigh1@mac.com or Karen Reneau at 509.996.3888 (before 8:00 p.m. please) or Karen@methownet.com . Dick Volckmann is also available at 509-996-9897 or emcmanager@centurytel.net.

Yours truly,

Edelweiss Board of Directors:

Pat Leigh, President

Kelli Rotstan, Vice President

Mary Kiesau, Secretary

Karen Reneau, Treasurer and Long Range Planning Committee

Bruce Firestone, Long Range Planning Committee

Tom Lasater, Long Range Planning Committee

Leonard Yerkes , Chair, Long Range Planning Committee

Edelweiss Management:

Dick Volckmann, General Manager

Craig Hook, Operations Manager