

# **SKYLINE IMPROVEMENT AND SERVICE DISTRICT**

## **Water Service policies effective July 1, 2023-June 30, 2024**

**PLEASE NOTE THAT THE DISTRICT TAKES NO POSITION ON THE TAX DEDUCTIBILITY OF ANY OF THE ROAD AND WATER ASSESSMENTS AND/OR CHARGES. YOU ARE STRONGLY ENCOURAGED TO SEEK THE ADVICE OF YOUR TAX COUNSEL.**

### **1. WATER CHARGES FOR FISCAL YEAR 2023-2024**

a.) A \$1,080.58 base water maintenance charge per lot, as of FY 2023-24, which is connected to the District water line. This consists of a water maintenance assessment of \$188.89, water overhead of \$676.83, and loan repayment of \$214.86.

**The above will be added to each owner's property taxes and collected by the Teton County Treasurer, for the benefit of the district.**

b.) a variable water usage charge of \$2.60/1000 gallons (.00260/gal) will apply for each homeowner's estimated usage for fiscal year beginning July 1, 2023 through June 30, 2024 based on each homeowner's **PREVIOUS 12-MONTH USAGE for FY 2022-2023, based on meter readings which were either provided by each homeowner, radio readings by District or District estimates if homeowners did not submit timely readings.**

**As some homeowner's submit readings at various times other than on the requested April 30 and October 31 dates, the District will determine 12- month average usage, using interpolation or extrapolation of meter reading data to arrive at estimated usage for 365 days.**

Because homeowner water use varies from year to year, there may be an adjustment by June 30, 2024. If your then calculated actual estimated 12-month usage is lower than previously estimated, you will end the year with a credit balance, which will be taken into account for the FY 2024-2025 usage charge. If your usage is higher, there will be an additional amount due. This together with your higher usage, will be factored into your usage charge for FY 2024-2025.

**The above usage charge for FY 2023-2024 will also be on each owner's property taxes and collected by the Teton County Treasurer, for the benefit of the District. Please note above disclaimer in red.**

### **2. READINESS TO SERVE FEE**

\$996.28 for each un-improved lot.

**This charge will be added to each unimproved owner's property taxes and collected by the Teton County Treasurer, for the benefit of the District. Please note above disclaimer in red.**

**Each home/lot owners will receive from the District a statement breaking down all line-item assessments and charges, with the total reconciling to each property owner's property tax amount noted on the property tax form as "Skyline East" or "Skyline West".**

### **3. CONNECTION FEE**

For any new building or ARU, which is newly connected to the District's Main water line in FY 2023-2024, a one-time connection fee of \$6,947 will be due with timing at the discretion of the District. For future years, this connection fee, will increase annually based upon the increase in the Consumer Price Index-Western Region as published by the U.S. Department of Labor for the 12-month period ending in April of the then current year as compared to the previous April.

This connection fee will be billed directly by the District to the lot/homeowner.

### **4. BILLING**

No additional billing will occur for fiscal year beginning 7/1/2023 through 6/30/2024 except for any connection fees (item #3 above), or meter-not read charges and administrative fees, (item # 5 below), fines (item #9 below) or owner requested assistance from the District's water operator, Clearwater Operations, to look into a homeowner water issue or an 811 Locates call. Billings for Clearwater's services will be charged at \$100/hour.

For any billings, after 30 days from invoice date, interest will accrue at a rate of 1.5% per month (18% per annum)

## 5. METER READING

**After the radio read meters are installed the District will read all water meters on or about May 1 and Nov.1 of each year to determine the annual water usage and water billing.**

**The District may read water meters periodically to determine if there are any leaks and to compare water usage to water production.**

Until a radio read water meter is installed in your home the District requires each homeowner to read their own meter twice, by **October 31, 2023 and April 30, 2024** and provide these readings, **with a clear photo of the meter face**, to the District's bookkeeper, Mountain Property Management (MPM), at [office@skylineranchisd.com](mailto:office@skylineranchisd.com). MPM will alert each homeowner or homeowner's property manager/caretaker by email (on the District's record) 30 days prior to the reading deadline, on October 1, 2023 and March 31, 2024 of the upcoming meter reading deadline of October 31<sup>st</sup> and April 30<sup>th</sup> respectively.

This is very important so that we can monitor our peak water usage in the District during the summer months and low usage over the winter months.

Should a homeowner fail to read and report a meter reading at the interval determined by the District, the water usage for that period will be based on an estimate determined by the District based on the highest usage for that period in the previous two years based on the Districts records.

Such usage and related charges will include a non-refundable administrative fee of \$15 per instance, and a meter-not read charge of \$25, which will be billed separately. These charges will be billed to the owner if readings are not submitted by November 30, 2023 and May 31, 2024.

**If any homeowner finds the above reading interval's not convenient due to time out of Jackson, please communicate with the District for approval of alternative dates. It is up to the homeowner to reach out to the District if an alternative date(s) is needed, as the District will only be sending out TWO email notices, as an early alert of the upcoming meter readings required by October 31 and April 30<sup>th</sup>. Please make a note on your calendars of these dates.**

## 6. COMMUNICATION TO PROPERTY OWNERS

All communication to property owners will be sent via email. If a property management company or caretaker should be contacted it is the homeowner's responsibility to advise the District accordingly and provide their contact information.

If necessary, communication can be sent by regular mail to the residence, or another address, if the District has been directed to do so by the owner in writing.

## 7. MAINTENANCE OF WATER LINES AND EQUIPMENT

The property owner is responsible for maintenance of the water service line from the curb stop to the house.

The District will maintain the main lines and services from the main to, and including, the curb stop. The curb stop is the valve located near the property line.

## 8. METERS

The property owner is responsible to install a District provided water meter with an owner furnished backflow prevention device in accordance to International Plumbing Code.

If a property owner would like to add an auxiliary meter, or needs to replace an existing meter, they must purchase a meter from the District and install the meter with an approved backflow prevention device in accordance to International Plumbing Code.

## 9. METERS FOR IRRIGATION LINES, ILLEGAL TAPS AND TAMPERED METERS or CURB-STOPS

The district requires that all irrigation lines be metered and have a backflow prevention device to prevent bacteria from entering our water system. Fines will be imposed by the District for any irrigation lines discovered by the District, to either be unmetered, and/or found not to have a backflow prevention device.

Fines will also be imposed for illegal taps, tampered meters, tampered curb-stops, or replacing meters, without the District being advised of the change so that a current meter reading and/or photo can be taken at the time of the meter change.

Please send any questions to the Board of Directors at PO Box 3601, Jackson, WY 83001 or to [info@skylineranchisd.com](mailto:info@skylineranchisd.com)