

SKYLINE IMPROVEMENT AND SERVICE DISTRICT

Water Service policies effective July 1, 2020-June 30, 2021

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 2020-21

a.) a \$539.15 base water maintenance charge per house, and metered ARU as of FY 2020-21, which is connected to the District water line. This consists of a water maintenance assessment of \$224.20 and water overhead of \$314.95.

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 \$1.40/1000 gallons (.0014/gal) will apply for each homeowner's estimated usage for fiscal year beginning July 1, 2020 through June 30, 2021 based on each homeowner's **PREVIOUS 12-MONTH USAGE for FY 2019-20, BASED ON METER READINGS WHICH WERE PROVIDED BY EACH HOMEOWNER, 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 use a best-efforts attempt to determine 12-month usage, using interpolation or extrapolation of meter reading data.

Because your water use varies from year to year, there may be an adjustment at the end of FY 2019-20 (June 30, 2020). 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 2020-2021 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 2020-2021.

The above usage charge for FY 2020-21 will also be in each owner's property taxes and collected by the Teton County Treasurer, for the benefit of the District.

2. READINESS TO SERVE FEE

\$539.15 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.

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 connected to the District's Main water line in FY 2020-21, a one-time connection fee of \$6,078 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.

4. BILLING

No additional billing will occur for fiscal year beginning 7/1/2020 through 6/30/2021 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. Billings for Clearwater's services will be charged at \$65/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

For fiscal year beginning July 1, 2020 the District requires each homeowner to read their own meter twice, by **October 31, 2019 and April 30, 2020** and provide these reading to the District's bookkeeper. The District's bookkeeper will alert each homeowner or homeowner's property manager/caretaker by email (on the District's record) in September and March of the your upcoming meter reading deadline. This is very important so that we can monitor our peak water usage in the District during the summer 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.

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 alternative date(s) are needed, as the District will only be sending out ONE email notice in September and March of each year as an early alert of the upcoming meter readings required by October 31 and April 30th. Please also 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 approved meter with an approved backflow prevention device in accordance to international plumbing codes.

If a property owner would like to add an auxiliary meter, or needs to replace an existing meter, they must purchase a meter approved by the District and install the meter with an approved backflow prevention device in accordance to international plumbing codes.

9. METERS FOR IRRIGATION LINES, ILLEGAL TAPS AND TAMPERED METERS

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 or replacing meters, without the District being advised of the change so that a current meter reading and 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

Thank you.