

Welcome to the North Peak Mutual Water Company. As a participating customer, you are a shareholder in this company, which has served property owners in Cuyamaca Woods since 1969. The Water Company consists of miles of water line, three wells, and pump stations, all of which require oversight and maintenance. Besides insuring that the system runs smoothly, the water itself must also be checked for impurities on a regular basis.

This handbook was put together to inform shareholders in the hope that you will be interested in attending our shareholder meetings, will become involved with the water company, and will do your part to make our water safe and reliable for years to come.

Please follow these important guidelines:

Remember that all water that passes through your meter will be billed to you. If you are not living in Cuyamaca Woods full-time, it may be a good idea to turn off your water at the property owner's side of the meter when you leave so that you will not lose water due to leaks. Additionally, draining the water lines during times of freezing weather can help prevent water line breakage.

If line, valve, or meter repairs need to be done near your home, please contact the water company. Only water company personnel may fix, adjust, or replace water company property. Repairs on the property owner's side of the meters will be done by the property owner.

Water company personnel must read meters bimonthly, therefore it is important to keep the area around the meter free of brush, grasses, and debris. Please allow a clearance of five feet around the meter.

If you experience a leak, or plan to fill a tank, please contact the water company. If our operator notices that more water is missing than usual, time and money will be wasted searching for a leak. Alerting the water company of your leak or usage will prevent this from happening.

Sewage and other contaminants can leach through the ground and pollute our drinking water. Septic systems must be permitted for wastewater. For questions, or to report illegal discharges, contact Project Clean Water at 888-846-0800 or email projectcleanwater.org.

Please feel free to contact your water company if you have any questions or concerns.

Visit our website at npmwc.org
Phone: (760) 765-0213

History and Organization

North Peak Mutual Water Company (NPMWC) was incorporated February 27, 1969, to satisfy the water requirements for a land subdivision on North Peak that is now known as Cuyamaca Woods. It is a private, for-profit corporation organized under the General Corporation Law but subject to special provisions pertaining to mutual water companies. The principle provision requires that the shares of a company that distributes water for domestic use must be appurtenant to the land for which the share was originally issued. That means that a share of NPMWC cannot be transferred except with the transfer of the land to which it is attached, and that the share is automatically transferred when the land is transferred. Only shareholders can be water customers and vice versa.

The number of shares that NPMWC can issue is controlled by the Department of Corporations and is based on the capacity of wells, water storage, and distribution. The current number of shares authorized is ninety. Authorization to issue additional shares will require expansion of all capacities, and such expansion must be completed before any new shares can be authorized.

NPMWC is governed by a board of five directors elected at the annual meeting of shareholders. The by-laws provide for four officers: president, vice-president, secretary, and treasurer, chosen by the directors. All officers are voluntary. NPMWC also has a paid systems operator who maintains the pumping, storage, and distribution of water and reads the meters. The company has a paid bookkeeper, who maintains all the financial records.

Area Served and Facilities

NPMWC serves the Cuyamaca Woods neighborhood. The company owns 3 wells and two storage tanks; a 10,000-gallon underground tank and a 30,000-gallon above ground tank. The original subdivision of Cuyamaca Woods granted easements for water lines in all easement roads and in some places on private property. Diesel generators pump water from the wells and into the storage tanks. The water is then fed into the distribution lines by gravity.

Regulation

Regulation of NPMWC starts at the Department of Corporations where permits have been issued over the years covering the ninety shares now outstanding. Water samples are analyzed by an independent laboratory and reported to the San Diego County Department of Environmental Health.

Water Distribution and Authority of Directors

The distribution of system water to the shareholders is mandated by both the Articles of Incorporation and the by-laws. Each shareholder is entitled to receive a proportionate share of available water, but any surplus may be sold to other shareholders. At the present time, shareholders may purchase as much water as they need for domestic use. Use of system water is restricted by the by-laws only to the lands belonging to the owners of shares and to which the shares are appurtenant. Commercial use of system water is prohibited.

The Board of Directors has the sole authority to set water rates and levy assessments and to set the charges for delinquent payment of bills. The board may also impose rationing of water in cases of shortage. The by-laws provide that the company is not liable for failure to provide water or for any loss resulting from a discontinuance of service.

Annual Shareholders' Meeting

NPMWC holds its Annual Shareholders' meeting the second Saturday in August each year. Notification of the exact date, time and meeting location is sent to the shareholder approximately one month before the meeting. A Proxy Vote form will also be sent.

All shareholders are encouraged to attend this meeting, but realizing that this is not an option for many, the Board of Directors requests that shareholders fill out and return their Proxy Vote so that a quorum can be met.

Water Rates and Assessments

Billing is bimonthly and covers the two-month period prior to receipt of invoice. Payment is due on the 15th of the following month. The bill includes a "Water Service Standby Charge" to cover the cost of maintaining the system facilities and improvements.

Rates effective February 1, 2016

Water Service Standby Charge: \$106.00 for two month period

Tier levels and water rates:

Tier 1	up to 7,000 gallons	\$.012/gal (one & two tenths cents/gal.)
Tier 2	7,001 to 11,000 gallons	\$.02/gal (two cents/gallon)
Tier 3	11,001 to 14,000 gallons	\$.05/gal (five cents/gallon)
Tier 4	14,001 gallons and up	\$.25/gal (twenty-five cents/gallon)

Accounts will become delinquent on the 15th of the following month after billing.

Overdue accounts will be charged a late charge of 1% of the outstanding balance per month. Failure to pay an overdue account in full will result in a Shutoff Notice being sent to the shareholder if payment is not received within the next billing period. All costs, including the shut off and reconnect fees for the meter, will be the sole responsibility of the shareholder. Failure to settle a delinquent account could result in the permanent revocation of the water share.

Water Testing and other County Department of Environmental Health Requirements

NPMWC is required by the San Diego County Department of Environmental Health to test the quality of the system water on a regular basis and to annually send a Consumer Confidence Report showing test results to each shareholder.

Grading and Excavation

CALL BEFORE YOU DIG! It is extremely important to contact the NPMWC at (760) 765-0213 TWO WEEKS prior to performing any grading, excavating, trenching or tree cutting on your property to obtain information about the location of water facilities. As a property owner, you will be billed for parts, labor, and water loss as a result of any damages to NPMWC facilities, property, or easements.