

## Beaver Brook Currents

### Privately Owned Lateral Systems and Owner Responsibilities

Over eighty percent of the District's customers are served through privately owned, shared pipelines that are connected to the District's main pipeline. We refer to these private shared lines as "laterals". Some of the laterals are owned and managed by an organization, for example a homeowners association or partnership. In other instances, there is no single entity that owns the lateral, in which cases the District deems the lateral to be owned by the customers it serves, called tenants in common.

For a number of reasons,-- to facilitate arranging for emergency repairs, to provide for financing of repairs and improvements, to set policy for any proposed new taps on a lateral -- it works best for a lateral to be organized by agreement of the District tap owners served by the lateral. If you are served by a lateral without a formal ownership organization and hope to become organized, contact the District. The District's 1988 Service Plan provided for the ownership and maintenance of the laterals to be a continuing responsibility of the individual users served by the respective laterals. Many of the Laterals pipelines exceed or will exceed their life expectancy and some laterals have experienced expensive line repairs. An average repair is more than \$5,000 and usually result in water loss.

The District undertakes no financial or other liability for maintaining or repairing any privately owned component of its public water system. The Board of Directors of the Lookout Mountain Water District urges you to investigate the ownership of the lateral that serves your area and to understand your legal and financial responsibilities and obligations with respect to lateral maintenance, repair, replacement and third party responsibility.

Lateral owners have these specific responsibilities:

- Protect the integrity of the public water system by maintaining the lines and their connection to the Main in good repair at all times
- Submit an annual registration report
- Before going out for bid, obtain District approval of plans to extend, replace or refurbish lateral lines
- Comply with procedures for reporting and repair of leaks on private lines. Laterals should report a known leak to the District immediately at 303-688-7072.



1/16"

24,666



1/8"

98,666



3/16"

222,000



1/4"

393,833

**A continuous leak from a hole this size would over a 1 month period use amounts shown above (in gallons)**

### 13 DOWN . . . 7 to GO

#### Look-back at the Lookout Mountain Crest Homeowners Association (LMC HOA) Water Line Improvement Project

The aging lateral distribution system serving 16 homeowners within the Lookout Mountain Crest Homeowners Association had incurred breaks, water loss and risk of contamination. Concerns included extreme pressure fluctuations, a dead-end line, and lack of fire hydrants and was estimated to be about 50 years old. The dead end line caused water quality problems associated with loss of chlorine residual and the formation of disinfection by-products. Also, if a break occurred, all households were without water during repair since there was no loop.

The line was redesigned into the main so that it forms an interconnected system. The old 1½ inch galvanized steel pipe was replaced with 6 or 8 inch C-900 PVC pipe and seven fire hydrants were installed. The project got underway when the LMC HOA hired an attorney to work with the District to find out how to structure the deal, then a Sub-District of LMWD was created. The voters of the Subdistrict A (16 households) approved the debt obligation in 2004. The project was financed by the Division of Local Affairs and \$400,000 is being repaid over 20 years at a rate of 5%. LMC HOA also received a pre-loan planning & design assistance grant of \$10,000. The Subdistrict is structured so that new members can buy-in if service is needed to a parcel in that service area.

The payments have been less than \$2,000 per year per household with only 7 years to go! In the meantime, the Subdistrict members have no maintenance costs because the line was certified and transferred so it is now District main. The rest is history for one Lateral's success on this ground-breaking project!