



HDE NEWS: NOTES FROM THE PRESIDENT

2014 YEAR IN REVIEW

It has been an active year for High Desert Estates, with some significant accomplishments along the way.

Probably the most technically significant was the completion of our Water Right project, a difficult and lengthy chore that was quite nicely managed by Larry Willis, and which resulted in our receiving two Certificates of Water Right. Prior to receiving the Certificates, and while the possibility of a legal issue surfacing was very small, the completion of this project put to rest any concern about the association's rights-to-water going forward. Many thanks to Larry.

Improvements were made in two of our wells. New 2 inch pipe was installed in well #4 and new pipe and pump were installed in well #1. Both resulted in additional gallons per minute output; #1 well being the most improved.

The biggest fear for this past summer was a repeat of the water issues of the previous year. But, thanks primarily to the conservation efforts of our residents, that problem never surfaced. In fact water usage during our historically highest usage month, July, was 18% less this year than that of July 2013.

We also did some re-distribution regarding which homes get water from which system, essentially off-loading demand from our #2 system, as well as improving flow from a couple of our wells. But most significant was the fact that residents responded to the board's request to focus on conservation. Many thanks to you all.

We installed a Variable Frequency Drive and new motor to replace the 5 hp primary system in well house #3. This resulted in a constant 80 psi being developed at the well house, replacing the 54 psi to 78 psi process previously in place. Residents being provided water via the #3 system saw much improved pressures at their homes, albeit some more than others.

We gained much knowledge about, and now pretty much understand (with perhaps one minor exception) our entire water distribution system. Valves have been identified as to function. Repairs have been made to valves that were not functioning properly, and just recently the last of the known leaks was repaired. While not yet complete, much of the system has been documented as well. A map in the office identifies water distribution to homes and from which system.

One of our very important legal obligations is that of testing installed backflow devices. I am very pleased that Tom Cooper has agreed to be our contractor of choice. Those who know Tom would agree he is highly respected. Both his personal and professional credentials are very high. Tom has been our plumber of choice for some time now and the results we've seen could not be better. I predict that Tom will prove to be a very important asset to HDE's management team.

Another of our legal requirements is water quality testing. Joanne Bacci manages that process for us. Joanne makes sure that we are testing water from all three systems and she makes sure we satisfy our reporting obligations. Thank you Joanne for another year of a process meeting all expectations. Thanks too to Diane Dendy who has agreed to be back-up to Joanne. Diane also helped a lot in the past as we attempted to locate viable contractors for our backflow testing requirements.

The water usage financial process team, Linda Phillips, billing; Dorothy Wills, treasurer; Al Roth, system support; along with meter readers Dennis and Margaret Willings, has performed admirably again this year with occasional assistance from yours truly. Linda received notices of 10 new owners or renters in homes here this past year.

From an administrative perspective, the establishment of a working office was a major accomplishment. We now have a facility replacing private homes or driving to town for board meetings as well as a permanent location for document storage. Paramount for the future will be establishing an administrative process by which board and management team members can come and go but necessary work continues to get done. Much work remains getting to that point. A key is developing an office manager's position. Work is now underway on that project which is being managed by board member Judy French. With the holiday season upon us, family interests are taking priority so work will resume in January.

No review would be complete without mentioning the people who have contributed to HDE'S progress and management this past year. Board members Helen Willis, Dorothy Wills, Chuck Merriam, Judy French and myself are the elected ones. In addition, Bill Huret, Chuck Buys, Wayne Martin, Dave Karikas, Terry Smith, James Robinson, Wes Farr all have made contributions to the betterment of HDE.

Whether or not you have noticed the recent new paint on our well houses, we have Wes to thank for that. Thanks also to Chuck Buys for his assistance monitoring water systems and with recent repair work; Dave Karikas for his documentation work; and to Wayne and Marie Martin for their work on our new office complex.

And Terry Smith. Terry has focused on HDE's water system and various aspects of maintenance of it for longer than the past decade. Terry was one of the initial group of operators on the water committee. You have probably noticed his little black truck as he makes his daily sojourn around the community visiting cisterns, basically looking for anything and everything that might be out of place or unusual. It was Terry who discovered that a recent wind storm had blown open the access hatch at our #2 cistern. A faulty latching mechanism was the culprit. Many thanks to Terry.

Bill Huret has been a mainstay for general maintenance with our roadways and water system for years. Bill took a "sabbatical", of sorts, last spring as he assisted Jim Perrigo with start-up of his new business. I can personally attest to the gap that needed to be filled here in Bill's absence. In addition, the recent snow plowing work is once again testimony to Bill and Jim's generosity. Jim furnishes the equipment needed on many of our maintenance jobs at no cost to us.

We now have a mailbox de-icing crew: Judy French for Davis Loop and James Robinson for David Way and Jerry Drive. Many thanks!

And from the board:

Here's wishing all of you the merriest of holidays, and the happiest and most prosperous new year!

Al Phillips, President