

WALNUT MOUNTAIN
FIVE YEARS IN REVIEW
BEST MANAGEMENT PRACTICES

Best Management Practices that have put Walnut Mountain in the financial position it is in today, with a highly qualified and dedicated staff. In 2005 Walnut Mountain was operating under a line of credit and at that time it seemed to dictate the past operations of the Mountain even though construction starts were at an all time high with sixteen homes under construction or major renovations.

Since 2005 no line of credit has been opened, a one time special assessment for the Engineering Plans for the Rehabilitation of the Dam at Lake Dakwa was put in to place to raise the \$38,000 the cost of the engineering, there has been no increase in assessments for property owners and the line of credit was paid off. This does not happen by chance this was achieved by B.M.P. Best Management Practices a dedicated staff and a talented Board of Directors with many and varied expertise.

Some of the projects that were completed without opening a line of credit were :

- New ground water storage tank \$116,000
- Leak Detection System \$21,000
- Scada System \$33,000
- Repair and repaint swimming pool \$25,000
- New Kubota tractor and equipment \$21,000
- Being able to set monies aside for the new siphon system for Lake Dakwa
- Updating equipment for the Water Plant
- Reduction of lost revenue water from 76% to 12-15%
- Reduction of operating hours at Water Plant (14 hours)
- Reduction in utility cost, chemical cost, labor cost and wear on pumps and motors.

Sanitary Survey has gone from a dismal 57% to 84% 2011 will see an increase to hopefully 90% when the E.P.D. inspects our water system sometime next year.

We are now a Firewise Community

Installation of Zoning Meters

Water Distribution Plan

Leak Log to ascertain problematic areas

These are just a few of the achievements that the Board, Management and Staff have diligently worked on to ensure that Walnut Mountain has the best quality water exceeding State requirements and that we operate within our budget restraints set by the Board of Directors, this I think we have achieved without a shadow of doubt, but there is always room for improvement.

Statistics show since January 2007 to the end of 2009 based on the cost to produce finished water we have **saved** based on a twenty four (24) hour day \$590,000 in lost revenue water. This does not include labor cost of production.

The new SCADA system: which stands for “Supervisory Control and Data Acquisition” recently installed will save us \$960:00 per year, in telecommunications cost alone, and also any significant water leaks will be instantly recognized by the new SCADA System by the means of an alarm to either the Water Plant or the Water Plant Managers cell phone. Saving us time and money.

Our three (3) Class 1 Dams were inspected by the Department of Natural Resources on March 31st the D.N.R went away happy and commented on the high quality of maintenance of our dams , an official report should be on my desk in four to six weeks.

Gerald Spavins
Property Manager.