



Dec 26. 2015

ROCK LAKE NORTH

To the Residents of Rock Lake,

Recently I put together a budget and had it printed in the Rock Lake news letter, proposing an increase in the monthly fee to \$112.00 per month due to the rising costs of our water and also sewage. I had mentioned that the prior month's water bill was \$7, 131.00. That \$112 monthly fee had been agreed to, but in light of what happened in December, the Board and I had to give it a second look.

In December, the water bill came in at \$9,753.69, which was an increase of \$2,622.69 in one month. So what on earth do we do now? It is assumed that there is a major leak in the main lines somewhere, which is difficult to find as the lines are copper, encased in plastic. What happens if the bill increases again? We have no control over the bills until we find the leak and stop it. Plans are made to cordon off sections of the plan, as there are seven major shut off valves. George and Ed expect to work each section until they find the leak or leaks, shutting off the water in each section, one at a time. All of you will be notified when the water in your section is to be shut off.

In the mean time, we have to contend with paying out of sight water bills. Things have been tough the last six months, just having enough money to pay the bills. Last Monday night the Board met for their regular monthly meeting, and after much discussion voted to raise the dues to \$125.00 per month, beginning in January. This amount will remain in force until the major leaks are found, and the monthly bills remain stable. We know that no one will be happy about this decision, but it without question is needed. Even changing our fees to \$125.00 is not anywhere near what many of the residents of other associations are paying.

The sewer bills had been a problem too, but George and Ed went through many trials before they came up with the solution, devising a way to clean out the trap before the waste would clog and cause the water level to rise, thus registering high readings for the sewer bills. There were times when the sewer bill reached almost \$8,400.00 and another time \$6,400.00. However, since an easy way to clean out the trap was devised, we are on the road to recovery there.

So, I have come up with a new budget incorporating \$125.00 per month. For those of you who have your dues paid through a bank pay system, will probably have this letter too late to make the change, but I would suggest that you contact your bank with the correction for February, and pay your \$25.00 for January directly to the office. That way it will save you having to make changes to your bank twice.

Sincerely,
Janet Rogan
Janet Rogan, Manager