

Colony Mountain Community Club 2025/2026 Annual Water Report

Colony Mountain Community Club members this is a brief report on the community's CY 2025/2026 water system operations, maintenance, and system improvements for members' review.

CMCC continues to operate under a Washington State Department of Health "Green" Operating Permit and our water quality continues to meet the all standards set by the Environmental Protection Agency (EPA) and Washington State Department of Health (DOH).

Our contracted water system operator Dave Olson continues to collect all required water quality samplings stipulated by DOH and our operating permit. All test results are available on line at the DOH website:

<https://fortress.wa.gov/doh/eh/portal/> and type in our water system ID# 14069. During this reporting cycle system testing yielded a positive coliform bacteria sample and measures were taken to remediate the situation (see Operational, Maintenance and Repair Highlights for details).

Well water pumping records are maintained to verify normal pump operations and monitor community consumption. Community water usage varies from 14,000 to 25,000 gallons/day with an average of about 18,000 gallons/day throughout the year. An automated control system operates our well pump and booster pumps to maintain the storage tanks to their 116,000-gallon total capacity. By comparing well pump meter readings to residential meter readings, community usage and system loss is calculated. Our average system loss rate for the past three years is now 5.8% (this is well below the 10% industry standard loss rate).

Water System Capital Improvements, Operational, Maintenance and Repair Highlights:

- The water system was flushed in May and August in 2026.
- Residential meter readings were recorded in January and July 2026.
- Consumer Confidence Report was drafted and mailed to all lot owners and the DOH in July 2026.
- Performed well draw down test. Testing yielded little change from prior years testing.
- Perform Lead and Copper sample testing throughout the community. Testing found no lead within our system and copper levels at testing sites were well below EPA limits.
- Variable Frequency Drive (VFD) replacement units have been installed and with an updated program for the pump controller. Both units function normally.
- Repaired system water leak at booster station #1 pump manifold connection.
- Performed water system level 1 assessment IAW Washington State DOH guidelines. System assessment performed due to monthly coliform bacteria sample and repeat sample returning a positive result. As part of the system review a full system flush was performed and subsequent testing resulted in negative results. After system assessment, sample testing and historical data review positive sample could have been due to poor sampling technique or system requiring flushing (most common causes for positive samples).
- Installed 61 radio read replacement water meters to date.
- Re-graded grounds and installed gravel at pump station located on Wood Road (**Big Thank You to Mr. Medina**).
- Well house and reader board roofs were replaced. Additionally, well house siding and reader board framing was re-stained. (**Another Big Thank You to Mr. Medina**).
- Mowed back and removed overgrown vegetation from around well house and booster pump station.
- Purchased new well pump (old back-up unit was beyond repair).
- Purchased repair parts for distribution system.
- Performed 50+ utility locates.

Future Projects and System Planning/Projects/Requirements:

- Flush the distribution system, scheduled for March and July 2027 (**looking for volunteer assistance**).
- Perform well draw down test (**looking for volunteer assistance**).
- Perform monthly, quarterly, and annual water system maintenance (**looking for volunteer assistance**).
- Continue to install radio read water meters, 15 have been dug out and awaiting install, 6 still require clearing and dig out (**looking for volunteer assistance**).
- Paint storage shed at community well house (**looking for volunteer assistance**).
- Clean-up, re-grade grounds, install fabric and rock covering around community well house (**looking for volunteer assistance**).
- Complete water system distribution flushing instructions and updated water system distribution map.
- At annual meeting give updates on water system adjudication progress.
- At annual community meeting, review and adopt new Water Use Efficiency (WUE) goals for community water system operations in accordance with Washington State Department of Health guidelines.
- At the annual meeting discuss/propose a plan for future community water system manager, community water system operator(s), community water system operation, maintenance, and improvements.

*It takes many volunteers to manage, monitor, operate, maintain, purchase supplies, and perform repairs to our water system. Their selfless commitment and hard work keeps the cost of owning a water system down for all members, ensures system reliability, and maintains a safe water supply. **On behalf of the Board of Directors, I would like to express a sincere “THANK YOU” to:***

Scott Jackson and Melanie Mankamyer for water system repairs.

Ben Medina for pump station, well house and reader board repairs and upgrades.

Scott Jackson for water meter readings and utility locates.

Tanya Griffey for community notifications.

Additionally, **Melanie Mankamyer, Scott Jackson** for their assistance with the engineering, construction, operational oversight, maintenance, well house monitoring, and in the implementation of system improvements. Until next report remember it is **"OUR"** system so please get involved, keep a vigilant lookout for water leaks, and “Be Safe”.

Respectfully,

Robert Connolly,
CMCC Water Manager