

Direct from the District

Alpine Springs County Water District Community Newsletter

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Check Out Our Website

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General Manager's Message

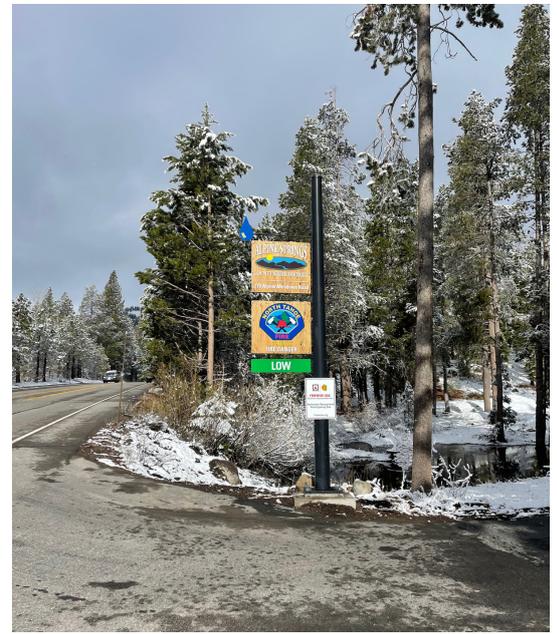
Happy Holidays Alpine Springs County Water District community and customers.

With the holidays just around the corner, it's a great time for each of us to reflect upon the last year and everything we have to be thankful for. On a personal level, I am thankful to the District staff and community that have welcomed me with open arms as the new General Manager. I've been with ASCWD for just about a year now and consider myself lucky to be a part of this wonderful organization and community.

The fall season not only kicks off the season of reflection and gratitude, but also a period to look ahead to the new year and opportunities ahead.

General Manager's Message, Cont.

We have so much to be grateful for and are happy to now be offering our Board Agenda packet on the ASCWD website. We want to hear from you and I encourage all of our community members to participate in the park survey which is discussed more later in this newsletter and also to



follow the System Master Planning Update. The District is in the process of hiring a consultant to update the Long-Range Water and Sewer Master Plans. Master planning is an important process that lays out the roadmap for replacement, additions, and upgrades to the District's infrastructure and its available water supplies weighed against community demands. The plan among other considerations weighs and ranks each need against several criteria such as resiliency, reliability, development needs, and fire protection. The last time the Master plans were updated was in 2006. This is a big process for our community and I encourage you to follow and participate in this process for the future of ASCWD.

Lastly, please have a very safe, fun and warm holiday season! My hope is that you will be able to spend time with family and friends, enjoy lots of laughter and optimism for the new year ahead!

Be Safe - Defensible Space!

This fall the District will be performing defensible space fuel reductions in Bear Creek removing approximately 30 dead and or dying trees. As a reminder private property defensible space inspections are available from NTFPD until the snow levels make them prohibitive. You can arrange for a defensible space inspection by calling North Tahoe Fire Protection District at -530-583-6913 x 622 or visit www.ntfire.net.



It's That Time Of The Year!



It seems every year, some customers find themselves without water due to frozen water pipes. Here are a few steps that you can take to avoid problems this winter:

- (1)**Disconnect and drain outdoor hoses.** Disconnecting the hose allows water to drain from the supply line, which prevents an overnight freeze from bursting the faucet or the supply line.
- (2)**Cover air vents.** Close or cover all air vents in the foundation wall of your home to protect pipes in the crawl space from exposure to freezing air.
- (3)**Open cabinet doors.** Opening cabinet doors allows heat to get to uninsulated pipes near exterior walls.
- (4) **Insulate pipes in unheated areas.** A little known fact is that hot water pipes generally freeze before cold water pipes. The water pipes that tend to be most susceptible to freezing are found in outer walls, crawl spaces, attics and garages. Exposed pipes should be insulated with items such as pipe wrap, heat tape or foam jackets. These insulating products are available at your local building supply or hardware store. Be sure to follow the manufacturer's instructions when installing these products. Call a plumber if you have any questions.
- (5)**Winterize your vacant house.** If you leave your house for several days or months, help protect pipes from freezing by following these steps:
 - a. Turn off your water using the main shut-off valve installed on the house side of the water meter. The District encourages ALL property owners to have a main shut-off valve installed. **You may not turn off the water using the District's valve located in your meter box. Damage caused by doing so is the owner's responsibility.** Be aware that if you have a fire protection sprinkler system in your house, it will be deactivated when you shut off the water, if your shut off valve is located ahead of the fire service take off.
 - b. If you drain your water heater, be sure to turn off the electricity or gas source.
 - c. Open indoor and outdoor faucets to drain pipes.

It's That Time of Year Cont.



d. Drain toilets by turning off the water at the water supply located under the holding tank. Then hold down the lever until the tank empties. Add RV anti freeze to the toilet bowl.

e. Leave your heat on at a minimum temperature of 55 degrees to help keep pipes from freezing in interior walls. Heater can fail or run out of fuel, so always turn off your home water supply.

If your pipes do freeze, don't take chances. If your pipes do freeze and you turn on your faucets and nothing comes out, leave the faucet on and call a plumber. If you do determine that your pipes have frozen and burst, turn off the water at the main shut-off valve, not the District's valve, and leave the faucet on. Even the most cautious homeowner may eventually experience a frozen pipe. If this happens, don't panic. A freeze-up at an exposed pipe or under a sink can generally be melted by applying heat with a hair dryer, heat lamp or even a light bulb. Light bulbs should always be protected by a cage and not be placed near flammable materials. Start warming the pipe as close to the faucet as possible. **CAUTION: NEVER TRY TO THAW A PIPE WITH A TORCH OR OTHER OPEN FLAME.** This may seem like a reasonable approach, but it is very dangerous. Thawing a line too rapidly with extreme heat can result in an explosion and may cause injury. Water damage is preferable to burning down your house.

Get to know your plumbing. Learn how to shut the water off and know where your pipes are located. If your pipes do freeze, time is of the essence. The quicker you can shut off the water, or direct your plumber to the problem, the better chance you have of preventing pipes from bursting.

Water Leak Notices!

Pay attention to any notice from the District regarding a possible water leak. You should check all your water fixtures and or have a plumber check for leaks on the customer side of the water service. Several customers have experienced "high" water bills due to leaks that have been allowed to exist for extended periods of time.

Warning Signs: You Have a Leak in Your Home

- Water Stains on Your Ceiling, Floors, or Walls
- Hissing or Dripping Noises
- HIGH WATER METER READINGS
- RUSTY PIPES
- Experiencing a Drop in Water Pressure
- MOLD & MILDEW FORMATION
- Wet Floors or Damp Carpets
- Having A Higher Than Usual Water Bill

Be Bear Aware - Reminder That Bear Boxes Are Required For All Rental Homes!



The Board of Directors adopted an ordinance requiring all persons who rent their home on a part time or full-time bases to install a “Bear Box”.

Please call the office and let us know that you have installed the necessary “Bear Box”. The size of the Bear Box is determined by the size of your house.

If the residential unit is less than 2,500 square feet you need a minimum of 1 bear box capable of holding 2 thirty-two (32) gallon cans. For

residential units between 2,500 to 3,500 square feet you need a minimum of 1 bear box capable of holding 3 thirty-two (32) gallon cans. For residential units greater than 3,500 square feet you need a minimum of 1 bear box capable of holding 4 thirty-two (32) gallon cans. Curb side trash pickup is every Monday.

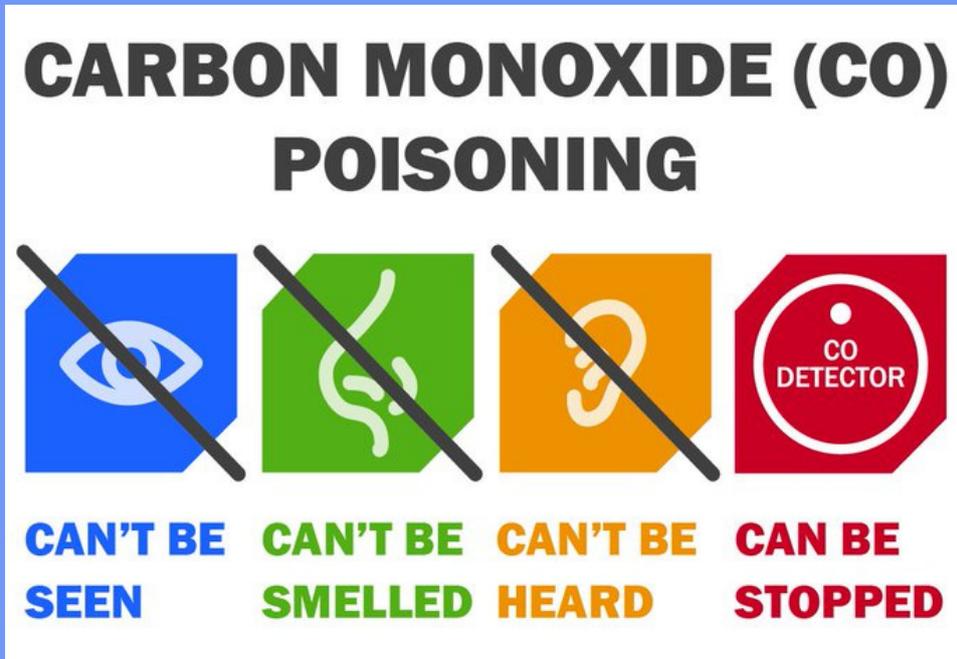
Reminder of BCPC Review Requirements

The Bear Creek Planning Committee (BCPC) would like to remind homeowners that all new construction or alteration that affect the exterior appearance of a structure or property requires review by BCPC. Since winter is a time for project planning, please keep in mind the BCPC review requirements and time frames. Keep in mind that even seemingly small projects like painting, tree removal, lighting changes, generators and hot tubs, or walkways, are subject to BCPC review. Changes that are strictly like-for-like do not require BCPC review but we do recommend you notify BCPC to confirm the change is like-for-like, and so BCPC is aware of the work in the event we are asked about it by neighbors. BCPC review requirements are described in the Architectural Review Manual (ARM), which can be found on each of the HOA’s websites, or by contacting BCPC’s Recording Secretary at (530) 581-5692. It is important to all of us in the Valley that everyone follow the BCPC review process to ensure development in the Valley is conducted in a manner that is harmonious with the surrounding homes and with the natural beauty of the area.

The Invisible Killer- Carbon Monoxide!

North Tahoe Fire Protection District strongly recommends that every home be protected by CO detectors, which can alert you to dangerous levels of CO in your home in time to prevent poisoning. Early warning of hazardous CO levels is very important, but prevention comes first. Know

CARBON MONOXIDE (CO) POISONING



The infographic features four icons in a row, each with a diagonal slash through it. From left to right: a blue square with a white eye icon, a green square with a white nose icon, an orange square with a white ear icon, and a red octagon with a white circle containing a black dot and the text 'CO DETECTOR'. Below each icon is a corresponding text label: 'CAN'T BE SEEN' (blue), 'CAN'T BE SMELLED' (green), 'CAN'T BE HEARD' (orange), and 'CAN BE STOPPED' (red).

what you need to do to ensure your home is safe from CO. Cooking and heating equipment and motor vehicles in attached garages make up a large percentage of the home CO problem, but portable electric generators, camp stoves and lanterns can also be culprits when not used properly.

Carbon monoxide: you can't see it or smell it, but with the right actions you can stay safe from it. For non-emergency questions regarding carbon monoxide, contact the North Tahoe Fire District, Division of Fire & Life Safety at 583-6913.

Join The Conversation: We Want To Hear From You - Please Take our Survey About The Future Of The ASCWD Park!

ASCWD will be conducting a community Park survey which will help guide decisions for future use of the park and fees. Please take a few short minutes to answer the questions and help us understand how our community park is used and what you, as local residents, would like to see. The survey can be found on the District's website and will be e-mailed to those community members who have e-mails on file.



Make Sure Your Billing And Email Addresses Are Up To Date!

Bills are issued July 1st of each year; make sure the District has your correct billing address. The District will not be responsible for any mail that comes back as undeliverable and you will incur a 10% penalty if payment is not received by the due date. The due date is July 31st, and there is a grace period until August 14th before penalties go out. ASCWD also has a payment plan, but you need to set up a payment plan with the District no later than August 14, 2022 with your first payment. If you would like the District to add you to the list of homeowners who receive their bill by email in addition to USPS, contact Pam Zinn at (530)583-2342 x3 between the hours of 9am to 3pm prior to the end of June or send an email to info@alpinesprings.org . Also, please keep your email address up to date.

ASCWD General Information:

Board Meetings

Board meetings are still being held via teleconference due to COVID-19 restrictions.

Upcoming Board Meetings are:

- Friday, November 12th, at 9:00 a.m.
- Friday, December 10th, at 9:00 a.m.
- Friday, January 14th, at 9:00 a.m.
- Friday, February 11th, at 9:00 a.m.
- Friday, March 11th, at 9:00 a.m.



Board Of Directors

- Janet S. Grant, President
- Janice Ganong
- Evan Salke
- Dave Smelser
- Christine York

District Staff

- Joe Mueller, General Manager
- Pam Zinn, Office Manager
- Miguel Ramirez, Operations and Maintenance Supervisor
- Scheid Limbird, Operations Specialist
- Kevin Ince, Operations Specialist