

**Quarterly Update  
Steamboat Lake Water & Sanitation District  
October 2011**

Dear District Member:

Alas, another winter is approaching in snowy North Routt. Let's hope it isn't as severe as the last one! Many of us are praying for more sunny, blue sky days in which to enjoy the numerous outdoor activities that this special place has to offer.

This has been a quiet year in the water District. Our two wells, working in tandem, have kept the storage tanks nearly full -- even during our high summer usage periods. Fortunately, we have not suffered any water main leaks this year and have been able to concentrate on simple maintenance projects. We believe we've worked the bugs out of the new water treatment plant and have upgraded the plant with some new features that will improve its operation. In an effort to beautify the water plant property, we've removed numerous beetle-killed trees, widened the access driveway, and planted some aspens & spruce trees.

The big news is that we have a new, fully functional website for District members to access: [www.colorado.gov/SLWSD](http://www.colorado.gov/SLWSD). Board members Jim Hillman and Kathleen Titus were instrumental in working with a State of Colorado web developer down in Denver to get the new website established. Please take an opportunity to visit the new website! If you have trouble opening the links, please turn off your pop-up blocker.

As winter approaches, we'd like to caution District members to take steps to avoid frozen pipes. Anytime the outside air temperature dips below 20°F, pipes are vulnerable to freezing. Remember last year's sustained below zero cold snaps?! Over the past couple winters, we've had unoccupied homes suffer serious water damage due to frozen pipes. When pipes burst, it not only causes expensive water damage inside the home, but if gone undetected, it could cause the District to lose thousands of gallons of water unnecessarily. An 1/8<sup>th</sup> inch crack in a pipe can spew up to 250 gallons of water a day, causing interior flooding, serious structural damage, and the potential for mold problems later.

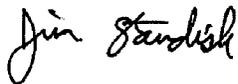
Everyone should heed the following simple tips, but they are particularly pertinent for second home owners, and otherwise vacant properties (homes for sale and foreclosures):

- Know where your water shut offs are. Each house has two – the District's curb stop along the road and immediately inside the house (usually near your water heater).
- Install heat tape or foam pipe insulation around vulnerable pipes.
- Disconnect garden hoses from outside faucets.
- Drain lines. If the house is going to be unoccupied, you may wish to drain the water lines. To drain the system, turn off the main valve where it enters the house and then turn on every faucet in the house (hot & cold) until the water stops running. Note: unfortunately, this is usually not an option for homes with entrain or hot water-baseboard heating systems.
- Open cabinet doors under sinks that are along cold exterior walls. This allows warmer room air to circulate around the pipes.
- Maintain home temperature of 50-55 degrees when you're not there.

- Seal air leaks that may allow cold outside air inside where pipes are located. Look for air leaks around doors, windows, electrical wiring, dryer vents, and pipes. Install caulk or insulation to keep the cold air out.
- During extreme cold snaps (or power outages), arrange to have a neighbor check on your home to make sure it's warm enough inside to prevent pipes from freezing.
- And finally, if you suspect frozen pipes, call a licensed plumber.

We will continue to endeavor to provide you with abundant quality water, and as always, we appreciate District members' patience when we have service issues. Thank you again for your continued support.

Sincerely,



Jim Standish, President

*The Steamboat Lake Water & Sanitation District Board is composed of five volunteers who all own homes in the Willow Creek Pass Village subdivision north of Clark, Colorado: Jim Standish, Kathleen Titus, Bob Hulton, Rusty Baker, and Jim Hillman.*

**Please visit our website at [www.colorado.gov/SLWSD](http://www.colorado.gov/SLWSD) .**

To reach us by mail: P.O. Box 690, Clark, CO 80428

Send quarterly payments to: SLWSD, P.O. Box 772944,  
Steamboat Springs, CO 80477