

THINGS TO KNOW ABOUT OWNING AND LIVING IN HEMLOCK FARMS

HFCA WATER COMPANY

Water Service

The HFCA Water Company provides water service to all residents from private wells located within the Community. All water bills are rendered on a quarterly basis, for service furnished during the previous period. The Hemlock Farms Community Association Bylaws, Section 2.4 states that it is the member's responsibility to pay all assessments, including those relating to receipt of water.

Water Billing Period	Water Usage Period	Water Billing Date	
1st Quarter July	January thru March	April	2nd Quarter April thru June
3rd Quarter	July thru September	October	
4th Quarter	October thru December	January	

Water Rates

Quarterly basic charges: \$50.00

Metered Consumption charge, per 1,000 gallons: \$4.95 (\$0.00495 per gallon)

The quarterly basic charges cover meter service, fixed costs of water system maintenance, and payments on the loan to finance system improvements.

Storm Water fee, quarterly: \$26

The Storm Water fee covers costs to operate a vacuum truck to clear ditches and culverts, plus financing engineering design of Storm Water Management plan.

Other Service Charges

Temporary water service to construction site for up to 6 months	\$116.00
Additional temporary service for each additional 6 month period	\$116.00
Meter installation charge if plumbing is not ready for installation on first trip.....	\$50.00
Water turn-off or turn-on charge (each) seasonal	\$10.00
Water turn-off or turn-on charge	\$45.00
Water turn-off or turn-on after working hours (each)	\$90.00
Water turn-off or turn-on for non payment (each)	\$45.00
Replacement of frozen meter	\$135.00
Replacement of frozen meter after normal works hours	\$200.00
Meter testing/replacement.....	\$150.00
Meter reading check (at owner's request)	\$45.00
Meter reading for closing on homes	\$45.00
Move curb stand	Cost plus 25%
Certified mailing surcharge.....	\$10.00
Returned check charge	\$25.00
Customer Service Charge	\$45.00
Additional time after 1st hour charged at the rate of:	\$11.25

For each 15 minute interval if cause is
found to be an HFCA problem No charge

Unimproved and Adjacent Lots

Will be billed the following along with annual dues:

Water system availability charge \$74 per year

Stormwater fee \$104 per year

Water related problems should be reported to the HFCA Office during regular business hours. At other times, emergencies should be reported to the Public Safety Department at 570/775-4242. The Association reserves the right to make restrictions regarding the use of water during an emergency. Water supply or pressure is not guaranteed, but the Association will endeavor to maintain efficient water service.

The HFCA Water Company is the only authorized official to turn Water ON or OFF at the street valve. While water service is OFF, members are still charged a minimum of \$66 per billing period. When water service is to be reinstated after a seasonal turn off, please schedule an appointment with the Water Company. A 24-hour notice is necessary. The member or its representative must be present when water is reinstated. The curb stand or barrel vault is installed near the street for the purpose of controlling the water supply to the member and no person, except Water Company personnel, shall open or close valves in the curb stand or barrel vault. Members will be assessed a fine in the amount of \$50 if street valves are opened or closed by persons other than the HFCA Water Company. For additional information, please refer to Chapter 259 - Water System.

Ground Leaks in the Water System

Members are asked to report to the HFCA Office any unusual appearance of running water, especially water running in the area of barrel vaults, curb stands or fire hydrants. When a leak is found by the Water Company on the member's side of the curb connection, the owner will be notified by either a telephone call and/or a letter.

If member is part-time, water will be shut off. If member is full-time and if there is excessive water loss, water will be shut off after 10 days.