



Dear Friends and Neighbors:

The board of Trout Canyon Land & Water Users Association is pleased to make several important announcements:

1. Membership update
2. Interim Flood Control Measures update
3. Permanent Flood Control Measures update
4. Interim Water Solution update
5. Permanent Water Solution update
6. Association Fees & Interim Water Supply Access Rules update

1. **Membership Update:** We are now up to 37 parcels who are members in good standing. Thanks for your support and confidence! Make sure you check out our association website for the latest in news and updates: www.troutcanyonwater.com NOTE: there is a deadline to become a member in good standing either as a water user by 11/15/13 or non-user by 11/30/13 to avoid the new construction hookup fee, see below.
2. **Interim Flood Control Measures:** Clark County Emergency Management has donated 200 sand bags for our use in this effort. We have to supply our own sand and lay the bags. Vince Sauer has volunteered to take charge of this effort in the coming weeks. Please coordinate with Vince if you would like to help.
3. **Permanent Flood Control Measures:** We have been able to secure Trout Canyon to be added to a request being led by the Clark County Emergency Management to the Army Corps of Engineers to develop and implement permanent flood control measures to protect the community.
4. **Interim Water Solution:** We are thankful to the Pastorell family that have been gracious enough to allow us to use their well as a community water source as an interim source of water for the community saving us all thousands and thousands of dollars over bulk hauling to the community. The Pastorell family is not charging us, however it is not free, as there are costs associated with putting this source into community use which are detailed later along with the monthly fees now being put in place to remain a member of the community. Unfortunately the output of the well is not enough to support charging of the distribution system. So individual parcel hauling is still necessary from this community based source to each individual parcel belonging to the community. The Board has been able to secure consideration of loaner portable ~~to~~ buffalo tanks to be placed at each residence that does not have a supply tank already installed and for use by members in good standing to bulk transport water from this source to their homes. ONLY members in good standing will be allowed access to water. Other rules & fees for accessing the interim water source are following.

5. **Permanent Water Solution:** The board has secured the support of our elected officials to back our 501c3 application which will be filed by the end of October, at the approval of which we will secure the required water engineer to evaluate, design, and build the budget for our long term solution. A primary task of the engineer is to design a system that is affordable for our community to support financially. The structure of the financial support from the State of Nevada and the USDA is primarily grants and to a lesser extent loans. Our expectation based on our research is that the monthly fees for parcel owners will be in the range of what we are currently implementing on the interim basis. We expect the design, funds application, and construction to take up to a year.

6. **Association fees and interim water access rules:**
 - a. The costs to establish the Pastorell well as a community well amounted to roughly \$8,000 in testing and permitting over the course of the year. The good news is that the reinstatement of the spring as our long term water source will not incur these source startup fees. To cover these fees and the various other costs the association is subject to in the upcoming months our table of fees are described below. You can pay these via the payment coupons attached or conveniently via the website (www.troucanyonwater.com) by credit card and/or paypal. Reminder: there is a deadline to become a member in good standing either as a water user by 11/15/13 or non-user by 11/30/13 to avoid the new construction hookup fee, see below.
 - b. Interim water access rules: Greg Jameson has been appointed by the Pastorell family to manage access to the well. His roommate Matt will be assisting as a backup. Access to the well is only authorized by Greg and the other designated individuals, if the President of TCLWUA has not personally indicated to you in writing that you are authorized to access the Pastorell's property then you are not authorized and will be considered to be trespassing and be subject to legal measures. The water dispensing setup will be constructed on the first weekend of November and the point of dispensing will be in the region of the existing pump house.

Payment types:

1. **Administration Fee:** This is the one-time fee assessed to join the association. Fee = \$25
2. **Full membership per parcel using water share:** this is the monthly fee required per parcel using water shares at any point during the year, the association does not offer seasonal water shares at this time. It is forbidden to use a water share across multiple parcels, each parcel using water is required to purchase its own water share. Full voting rights are granted with this payment. Fee = \$50 per month
3. **Membership per parcel not using water share:** this is the monthly fee required per parcel not using water at any point during the year in order to remain a member in good standing and not incur the new construction hookup fee at a later date when a water share is desired. This is a non-voting membership level. Fee = \$15 per month
4. **Membership upgrade/downgrade per parcel from non-water share user to water share user:** this is the one-time fee (each time a change is made) per parcel that is assessed to upgrade/downgrade said parcel from a non-water share user to water share user for a member in good standing. Fee = \$250
5. **Reinstatement of services after membership lapse:** this is the one-time fee per parcel that is assessed each time if membership in good standing had previously been attained but lapsed for less than six months and is reinstated. Fee = \$500
6. **Reinstatement of services after membership lapse:** this is the one-time fee per parcel that is assessed each time if membership in good standing had previously been attained but lapsed for greater than six months and is reinstated. Fee = \$1,500
7. **New construction hookup for non-members:** this is the one-time fee per parcel that is assessed for non-members to join the association after 11/30/13. This fee will be set at the actual labor and material cost of contracting at the time of the hookup or \$5,000 whichever is greater. Initial research from various sources has indicated that this fee could be as high as \$10,000.

Faithfully on behalf of the Board of Trout Canyon Land & Water Users Association.

Bob McCormick
President