

Protocol Property Management
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Subject: WATER LOSS PREVENTION SAVES MONEY

Last year you spent \$39,149 on water and sewer charges. This cost consumed 11.3 cents of every dollar you spent in dues. This is compared to the 2007 cost of \$28,322. As you can see the cost of just these two utilities have increased significantly in the last 7 years. Sewer charges are based on the amount of water a property uses. In addition the water district beginning this year is charging us additional fees for exceeding base amounts of water and sewer usage. This amount will potentially add an additional \$5000 to 2013 water and sewage costs.

Therefore it is becoming critical that everyone become very conscience of your water usage. If we don't, there will have to be a dues increase to cover the increasing costs of utilities.

Some of the things you can do to save water are:

- ✓ Don't run water waiting for it to get hot or cold. During the summer you can keep a pitcher of cold water in the refrigerator. Use it as it comes out of the tap.
- ✓ Only run dishwashers and clothes washers with full loads.
- ✓ Install water restrictors on faucets and showers.
- ✓ Simply take shorter showers.
- ✓ Be sure you have a water saver toilet installed in your unit.
- ✓ Check your faucets and toilets for slow leaks – see below:

Did you know that a slow leaking toilet, which is imperceptible, could lose up to 30 gallons of water per day? A dripping faucet likewise can lose up to 36 gallons per day. Yet, by far, toilets account for the largest amount of water loss.

It's not just the water loss though. Sewer charges are based on the amount of water usage, so when there is a water loss, sewer charges go up too. This can easily create up to a 20% yearly increase in water and sewer costs that are pure waste. It is also the most easily corrected and the easiest money for you to save. To give you an idea of the water losses, consider the following are average losses of water for varying conditions of a toilet:

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| 1. Seeping Flush Valve* | 30 gallons per day |
| 2. Leaking slightly | 250 gallons per day |
| 3. Constantly running | 6000 gallons per day |

Dripping faucets can also waste a lot of water:

1. Slow Drip 36 gallons per day
2. Steady Drip 180 gallons per day

- You cannot detect a seeping flush valve (also called a toilet flapper) unless you do a simple test. The easiest method is to place a food coloring tablet in the tank, (not the bowl), wait 15 to 20 minutes and if there is colored water in the bowl, then there is a leak.
- An alternate method is to turn the toilet supply line off at the wall. Wait 15 to 20 minutes and then turn it back on. If the tank fills, even slightly, you have a seeping flush valve. .

Please take a few minutes now to check your toilets and your faucets. Remember the money you will be saving is your own. If you find your toilet leaking and repair it, you may provide proof of this to us and the Association will reimburse you \$20.00 for getting this done.

If you would like someone to do it for you, please contact Karl Sides, at 206-369-0299 or via email at KWSpropertymaintenace@hotmail.com. This would be a charge which you would be responsible for paying. Thank you.