

ISD MAINTENANCE POLICY
December 2016

The Rafter J Improvement Services District (ISD) is our subdivision's 'utility company' for local services; specifically for potable water, sewerage, and road maintenance. We operate in a manner very similar to other utilities--we provide and maintain the water mains and sewers that homes are connected to and maintain the roads. The subdivisions services are paid for by an annual assessment and by your water bills.

A couple of notes about the water system. Each residence accesses the water main through a valve known as a 'curb stop'. This valve is not readily accessible to homeowners and is NOT the water stop that your plumber would utilize. Downstream of the curb stop (e.g. towards your residence) is the owner's responsibility--with one exception. The ISD owns and is responsible for the maintenance and replacement of your water meter, which is typically located near your household water stop (where you would normally isolate your water supply if you had some reason to turn off water to your household).

The ISD's job is to maintain those major distribution services. Like most communities, homeowners are responsible for issues in their home. A water leak in your bathroom, as an example, is not an ISD issue. Homeowners should be knowledgeable about where their household water stop is located. And although not an ISD issue, we would similarly recommend that you know where your natural gas stop is (if you have one) and how to turn the power off at your home.

The ISD employs a Maintenance Manager. This position is tasked with a number of functions and is shared with the HOA. Some of the duties required are:

- monitoring of the well pump house and wells that supply water to the subdivision
- ensuring water meets all DEQ and other standards for drinking water
- monitors the sewage system and lift stations to ensure proper operation of the system
- isolation and coordination of repairs for any leaks, pump malfunctions, within the ISD maintained systems
- periodically exercising system water valves and fire hydrants as required
- snowplowing of roads in the winter
- mowing of common area green spaces in the warmer months
- minor painting and repair of public buildings, signage, etc.
- contracting and coordination of larger scale repairs when required

A couple of points about the ISD Maintenance Manager

- The maintenance manager is not responsible for repairs or maintenance on any household systems—they are the responsibility of the homeowner.
- Snowplowing--the Maintenance Manager plows most streets of Rafter J. Some areas within Rafter J have their own HOA's who are responsible for plowing their streets and/or parking lots. The process of plowing the streets will create a 'berm' across different areas, specifically most driveways. It is the responsibility of homeowners to remove these snow berms across their individual driveways. Rafter J is not responsible for removing snow from private driveways, walkways, etc.



Gordon Gray, President

12/30/16

Date

Rafter J Ranch, Improvement & Service District



Kip MacMillan, President

12/29/16

Date

Rafter J Ranch, Homeowners Association