

Valley Maintenance Corporation Rate Adjustment Notice

This rate adjustment is brought into effect as of July 23, 2026.

Water Rates	
Minimum rate (0-3,500 gallons) -----	\$75.00
3,501 - 5,000 gallons -----	\$ 85.00
5,001 – 7,000 gallons -----	\$85.00 + \$25.00 per thousand gallons
7,001 – 9,000 gallons -----	\$85.00 + \$50.00 per thousand gallons
9,001 – 12,000 gallons -----	\$85.00 + \$100.00 per thousand gallons
12,001 and up -----	\$85.00 + \$200.00 per thousand gallons
EXAMPLE OF BILLING CHANGES:	
** EXAMPLE BASED OFF OF 12,100 GALLONS USED **	
\$85.00	base 3501 - 5000 gal.
\$49.98	\$25 per thousand for 5001 to 7000
\$99.95	\$50 per thousand for 7001 to 9000
\$299.90	\$100 per thousand for 9001 to 12000
\$19.80	\$200 per thousand for 12001 plus
= \$554.63	TOTAL

This is unchanged from the Proposed Water Rates brought into effect in May 2024.

VMC Policy regarding responsibility

Valley Maintenance Co (VMC) is responsible for the wells, water lines, tanks, pumps and appurtenances, necessary to deliver water to the curb stop (valve) located on each Homeowner's property. From that point the water delivery becomes the responsibility of the property owner. This responsibility includes leaks, repair of water line breaks from Curb stop to and into the property, replacement of a damaged water meter, repair of damage caused by a water leak, and the cost of the water lost per the current VMC water rates.

VMC Policy regarding significant water loss occurring on Homeowner's property.

Recently, several homeowners in the VMC community have experienced frozen and leaking pipes of crawl spaces and/or basements. For these Homeowners, the invoice amount shown on the subsequent monthly invoice from VMC will likely come as a shock, since it reflects the actual water passed through the meter at the graduated water rates established by the VMC Board. (see graduated rate schedule on VMC website) These graduated rates were established to discourage wasteful use. The VMC Policy clearly states that all costs associated with leaks on the Homeowner's property are the Homeowner's responsibility, including all repairs and water usage.

However, the VMC board has agreed to amend our graduated water rate to establish a **maximum monthly billing of \$5,000.00 per Homeowner**. The VMC Board reserves the right to increase the amount billed if a Homeowner has a second significant water loss.

For Homeowners who protest their invoice based on meter inaccuracy and request a new meter.

If VMC believes the existing meter is accurate, the board may elect to install a new meter, and send the existing meter in for testing by a certified lab. If the old meter proves to be accurate, the cost of the new meter, installation, and testing will be billed to the Homeowner.